BLM LIBRARY
88068601

COMMUNICATION SITE ANALYSIS

PREPARED BY
CHIEF STATE APPRAISER
BUREAU OF LAND MANAGEMENT
IDAHO STATE OFFICE
BOISE, IDAHO
JANUARY 1973

TK
5103.5
C66
1973

Bureau of Land Management
Library
Denver Service Center

#905024516

ID88068601

TK
5103.5
C66
1973

Bureau of Land Management
Library
Denver Service Center

TABLE OF CONTENTS

TABLE OF CONTENTS

Introduction 1

Background Information 1

Purpose of Analysis 2

Scope of Analysis 4

The Market 9

Methods of Data Collection 10

Sites Under Bureau Administration 11

Comparable Site Data 15

Site Classification 48

Factors Affecting Value 50

Relationship Between Sales and Leases 52

Conclusions 54

Recommendations 57

Exhibits 58

Sources of Information 61

INTRODUCTION

INTRODUCTION

The Bureau of Land Management is responsible for administration of over 12,000,000 acres of public land in Idaho and handles certain administrative functions on some of the lands held by other Federal agencies. These lands are under multiple use management. The most commonly recognized of the multiple uses are probably livestock grazing, wildlife habitat, public recreation, mineral and timber production. One of the lesser known uses of public lands is use for operation of communication facilities. Although these "communication sites" occupy an insignificant amount of the total acreage of public lands in Idaho, they are extremely important to the day-to-day social and economic activities that depend upon electronic communications. In simple terms, these sites are an important commodity in the real estate market.

The purpose of this report is to present the results of an analysis concerning these communication sites, made to provide a uniform approach to be used in establishing the payment to be made by the users of these communication sites on BLM administered lands.

BACKGROUND INFORMATION

Authorization to use BLM administered lands for communication sites is in the form of a grant or lease issued under the Act of March 4, 1911 (36 Stat. 1253) or the Act of September 3, 1954 (68 Stat. 1146) in conformity with the provisions of 43 Code of Federal Regulations, Subpart 2800. The rights conveyed to the grantee are the rights to maintain and operate communication facilities on a designated site for a prescribed period of time, up to a maximum of 50 years. The grants may be transferred upon approval by the Bureau. Frequency assignments and equipment licensing are the responsibility of the Federal Communications Commission. Within certain limits, the choice of location of the site is left up to the individual user.

The regulations of 43 CFR, 2800 provide that the payment for use of the lands shall be the fair market value of the rights granted. They further provide that the payment may be collected in either a lump sum or a periodic payment. The charges for use may be reviewed and changed at periods of not less than 5 years.

PURPOSE OF
ANALYSIS

PURPOSE OF ANALYSIS

Basically, the Bureau of Land Management deals in two types of rights to operate communication facilities on the land it manages. The first type, usually referred to as a "Primary Right-of-Way (grant)" authorizes the grantee to occupy the site by constructing buildings, antennaes, etc. necessary to house his equipment within those improvements. The second type of right, commonly called a "Subsequent Right-of-Way" or secondary grant, allows the grantee to operate his equipment within a primary grantee's building. This grant is issued subsequent to, or subject to the rights already conveyed to the primary grantee. The secondary user, of course, must make his own arrangements with the primary grantee for the use of his improvements.

Is this legal?

At the present time, there are in excess of 146 BLM communication site grants of the various types in existence in Idaho. The payments for the majority of these grants have been collected in advance payments covering 5-year periods. In the past, with few exceptions, the payments charged for primary grants were calculated on the basis of a fair return rate which was a percentage of the estimated market value of the site. This method assumes that there is a measurable relationship between what annual rental a site should command or produce, and what the same site should sell for in the open market. Use of this method was brought about by the apparent lack of comparable lease or rental information or data. Use of this method was also, no doubt, encouraged because the requirements for collecting fair market value of the grant implies the need to relate annual or periodic rental to the market value of the site as if it were to be sold. In practice, there may be no measurable, reasonably consistent relationship between the site sales and the site rentals. Also, to add to the problem, with few exceptions the estimated market value of the sites was based on sales which were consummated 7-10 years before.

The payments being collected for subsequent grants have been based on an administrative charge of $25 per 5-year period. This administrative charge does not consider what practices might be typical in the market.

Because many of the existing grants are now under consideration for renewal and many others are due for review of the rental charges, in addition to several new applications for grants now pending, it was felt that an in-depth study was necessary. The ultimate purpose of this analysis is to provide a more uniform method to be used in establishing the payments to be made for the rights conveyed. There are several secondary purposes of the analysis which include:

(1) Obtain as much current information regarding sales and leases of communication sites as possible.

(2) Determine what factors have an effect on the value of such sites.

(3) Establish a yardstick or "site classification" for comparing sites which will aid in making more uniform site valuations.

(4) Determine, if possible, whether there is a reasonably consistent relationship between site sales and site leases or rentals.

(5) Determine what is the typical length of leases and what is the typical payment schedule.

(6) Arrive at some conclusions as to the value, or at least a range of values for each of the site classifications considering the rights being conveyed under primary grants.

(7) Arrive at a conclusion of the fair market value of the rights being conveyed under subsequent grants.

(8) Present the information and the conclusions in a report that will serve as supporting data for the valuation of each of the individual sites.

SCOPE OF
ANALYSIS

SCOPE OF ANALYSIS

The analysis considers the entire state of Idaho. There are public lands or other lands under Bureau management in all of Idaho's 44 counties. There are existing BLM communication site grants in at least 17 of the counties. In order to make the analysis report more meaningful, a brief description of a few of the physical, social, and economic features of the state is included.

Physical Features:

Idaho, one of the Rocky Mountain states, ranks 13th in size among all of the states with approximately 82,500 square miles or roughly 53,000,000 acres of land area. The state is divided into three major land regions. These are the Rocky Mountain, the Columbia Plateau, and the Basin and Range Regions. (See Figures 1 and 2, Page 8.)

The Rocky Mountain Region lies along the westerly slope of the Continental Divide and includes approximately the northerly 2/3 of the state and a narrow strip along the easterly side of the state. This region can be characterized as mountainous and predominately timber covered. It contains many steep mountains that rise above 10,000 feet (about 50) and many fertile valleys along the course of the major rivers and streams. Large areas of this region are wild, unpopulated, primitive areas.

The Columbia Plateau Region is a wide belt of land lying generally parallel to the course of the Snake River along the western border and across the southerly portion of the state. Much of this region is a gently undulating sagebrush-grass covered plain with numerous surface lava flows, volcanic buttes and erosional remnants. Many of these buttes rise several hundred feet above the otherwise nearly level lands. This region generally has poorly developed drainage systems with many examples of interior drainage with rivers or streams which sink or disappear into underground acquifers.

The Basin and Range Region is located in the southeasterly corner of the state. The lands in this region vary from high peaks and ridges to rolling foothills and broad valley slopes. Much of this area rises several thousand feet above the Columbia Plateau or Snake River Valley to the north and west. Several peaks and ridges are in the 7,500 to 10,000 feet elevation range, with at least one peak exceeding 10,000 feet.

Population:

Idaho ranks about 43rd among the states in population with some 713,000 people. During the 1960-1970 period, the population increased about 6.8% (45,000) while the country as a whole was increasing by 11.3%. In population density the state has 8.6 persons per square mile of area, compared to the national average density of 57.5 persons per square mile.

The density varies greatly within separate regions of the state. Ada and Canyon Counties in the Boise Valley area of southwestern Idaho have a combined population of 173,500 persons in a total area of 1,622 square miles for a density of 107 persons per square mile. Clark County in eastern Idaho has 741 persons in an area of 1,830 square miles for a density of 0.40 persons per square mile. Study of census data shows that the 8 counties with the highest population densities (Ada, Canyon, Payette in southwestern; Bonneville, Bannock and Madison in southeastern; Nez Perce and Kootenai in northern) have 52% (368,529) of the state's population in an area which makes up 9% (7,551 square miles) of the total area of the state. It is estimated that roughly 65% to 75% of the state's total population is located in a relatively thin belt paralleling the Snake River. (See Figure 3, Page 8.) Further study shows that the majority of the state's population can be identified as being located within 5 relatively small geographic areas. (See Figure 4, Page 8.) The estimated area populations of areas 1, 2, and 3 include some persons within the states of Washington and Oregon that would probably be within the areas as shown.

Economic Considerations:

Of the approximately 53 million acres of land area in Idaho, about 65% of this area is in Federal ownership under the administration of numerous Federal government agencies. The most significant, in terms of acreage managed, are the U. S. Forest Service with some 20 million acres, and the Bureau of Land Management with about 12 million acres. The lands under the management of these two agencies are important to the economy of the state because they provide a large part of the area involved in recreation, hunting and fishing, logging, livestock grazing, and mineral production. The state of Idaho owns approximately 5% of the total land area. The remaining 25% is in private and other ownership.

Although Idaho is not commonly thought of as an industrial state producing a myriad of products, it has a healthy and growing economy based on several production and related industries. Following is a brief description of the major industries of the state:

Agriculture - Production of livestock, livestock products, field, garden, and fruit crops. Potatoes, sugar beets, and wheat are common crops.

Mining - Lead, zinc, silver, and copper are leading metallic minerals. Other than sand and gravel, phosphate is leading nonmetallic mineral.

Construction - Includes construction of commercial, industrial, residential structures, roads, dams, and other public structures. Interstate and primary highway system, Teton Dam, Ririe Dam, and Dworshak Dam projects are important to localized economies.

Food and Kindred Products - Includes production of foods and beverages for human use, vegetable and animal fats, and foods for non-human use. Most common are potato products, sugar, frozen and canned fruits and vegetables. The dairy, meat-packing, and potato-processing industries are among the leaders in growth and expansion.

Lumber and Wood Products - Idaho has about 22 million acres of forest lands producing 1.5 to 2.0 billion board feet of timber annually. Policies governing timber cutting on the large amount of Federally owned land has a pronounced effect on the timber industry. Projections are, because of changes in allowable cuts on Federal lands, that employment and production in this industry will be reduced.

Chemical and Allied Products - The most notable is production of agricultural chemicals, chiefly phosphate.

Fabricated Metal Products - Includes fabricated structural metals, small sheet metal shops, hand tools, metal stampings and wire products.

Machinery - Major items are engines and turbines, farm machinery, construction, mining and materials handling equipment, metal working machines, business machines, service industry machines, and industrial equipment.

Manufacturing - Significant items are paper and allied products, nonferrous metal smelting, clay, stone, and glass products, electrical machinery, transportation equipment, scientific instruments, jewelery and sporting goods. Most important items are paper mills, trailer and recreation vehicle manufacturing, concrete products, and the copper, zinc, and lead products.

Other important industries include transportation, utilities and communications, wholesale and retail trade, finance, insurance, and real estate, and service industries.

According to the 1970 census, the Idaho labor force over the age of 16 totaled roughly 277,000. Following is a breakdown of the employment by type of industry:

Retail trade	18%
Services	16%
Manufacturing (includes lumber & food products)	15%
Agriculture	13%
Construction	6%
Public education	6%
Transportation	5%
Wholesale trade	5%
Federal, State employees	5%
Unemployed	5%
Finance, insurance, real estate	4%
Mining	2%
Utilities	2%

Note: Percentages have been rounded to whole numbers.

All indications are that the economy will continue to expand with new industries moving into the state. The recreation industry should continue to grow as Idaho becomes more of a playground vacation spot for distant populated areas. Real estate market is active in most types of properties with a large percentage of properties being purchased by out-of-state buyers.

PHYSICAL CHARACTER

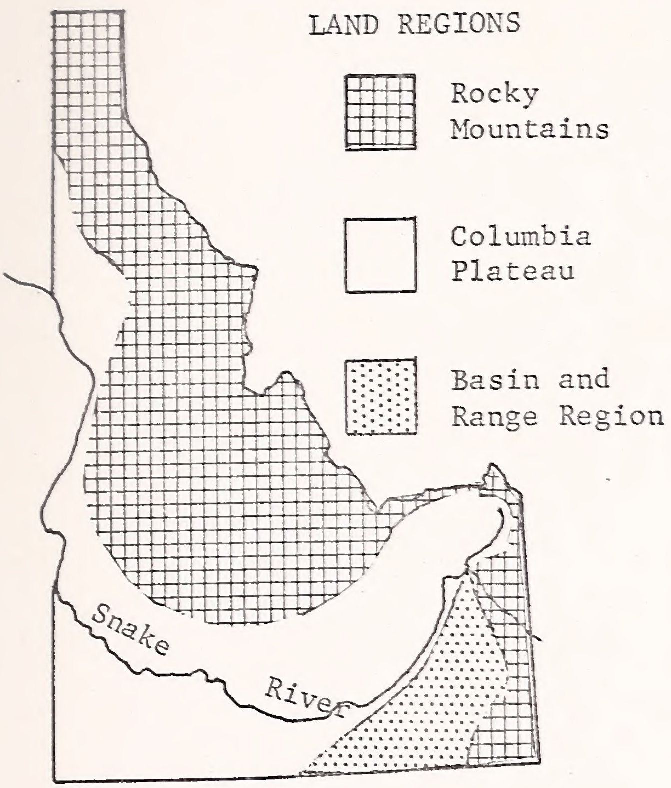


Figure 1

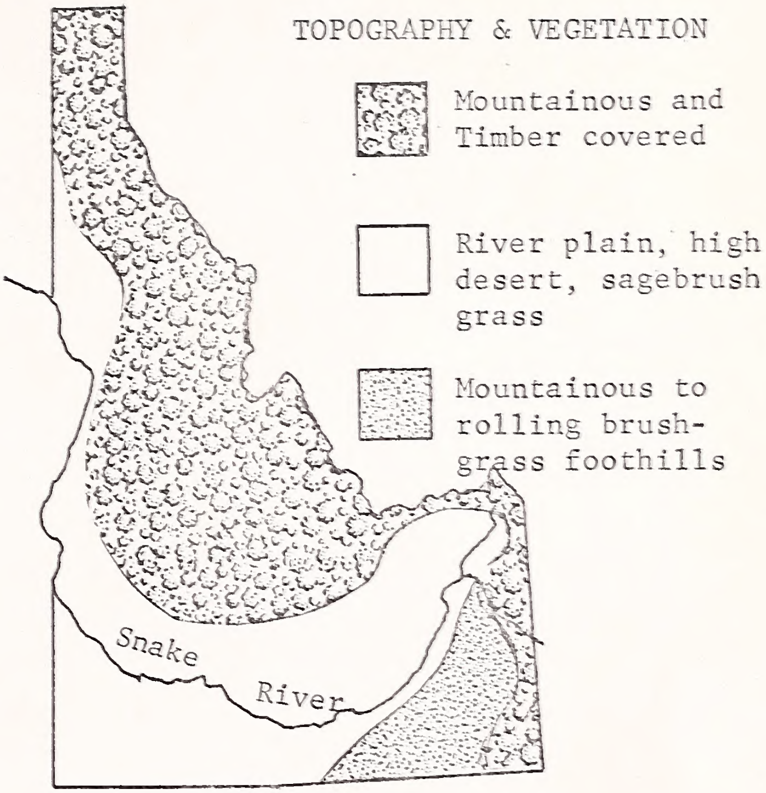
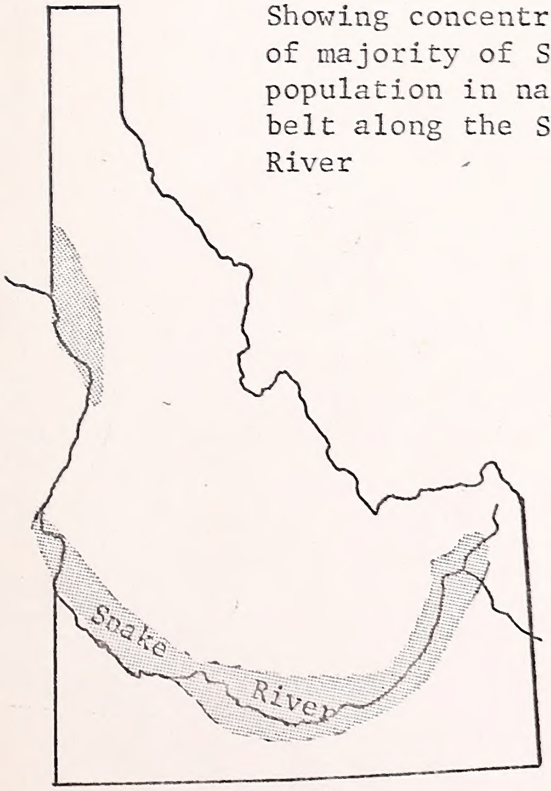

TOPOGRAPHY & VEGETATION
Mountainous and Timber covered
River plain, high desert, sagebrush grass
Mountainous to rolling brush-grass foothills
Snake River

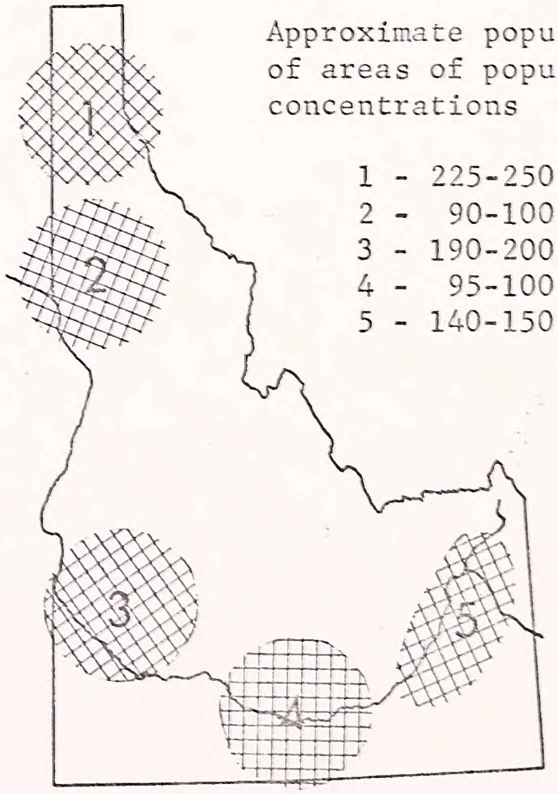
Figure 2

POPULATION



Showing concentration of majority of State's population in narrow belt along the Snake River

Figure 3



Approximate populations of areas of population concentrations

1 - 225-250 thousand
2 - 90-100 thousand
3 - 190-200 thousand
4 - 95-100 thousand
5 - 140-150 thousand

?

Figure 4

THE
MARKET

THE MARKET

The market for communication sites includes a broad variety of kinds of users. Following is a list of the general categories into which current site users can be divided:

1. Interstate and local public service communication companies providing telephone and microwave services.
2. Commercial radio-TV broadcasters.
3. Cable TV companies.
4. Local TV repeater associations.
5. Education television and radio agencies - universities and colleges.
6. Communication service companies, radiophone, answering services.
7. Public utility companies - gas, light, railroad.
8. Transportation companies.
9. Manufacturers - concrete products, sheet metal products.
10. Construction companies.
11. Wholesale suppliers.
12. Retail sales companies.
13. Large timber companies
14. Logging contractors.
15. Large farms and ranches.
16. Food processing plants.
17. Produce marketing and purchasing companies.
18. Labor unions.
19. State, county, city units - law enforcement, road and street maintenance, canal companies, land management, etc.
20. Federal governmental agencies - resource management--enforcement, regulatory, public assistance, national defense, monitoring and other activities.

There is an even broader potential market for communication sites when one considers the emphasis that is being placed on the use of electronic communications. Many types of industries are becoming more aware of the advantages of two-way radio communications, data transmitting services, informational services, and numerous other uses of electronic communication.

METHODS OF
DATA COLLECTION

METHODS OF DATA COLLECTION

The Bureau of Land Management records already contained a certain amount of information regarding communication sites. This information included the names of many users and the location of many sites, and a limited amount of data concerning sale of communication sites.

In order to make the analysis as complete as reasonably possible, an attempt was made to contact all of the known and probable users of communication sites. Because of the broad area involved, it was decided to circulate a questionnaire to all of these known and probable users and to all persons and governmental agencies that could be involved as "landlords". One hundred and eighty-nine questionnaires were sent. It was recognized that this method of data collection has weaknesses and is usually looked upon with a certain amount of disdain.

However, in this case the response was excellent, with either positive or negative replies being submitted by far the majority of those to whom the questionnaire was sent.

The questionnaire solicited a variety of information regarding communication sites. The factors included location, date of acquisition, whether a lease or sale was involved, the type of communication facility involved, the type of topography, type of access, presence of power, the size of the site, the number of sites at the location, the length of any lease, and whether the number of sites at the location, the length of any lease, and whether the lease included any special provisions regarding development of power or access.

Because the questionnaire was sent to both users and "landlords", there was a certain amount of duplication and in some cases, conflicting information was received. Personal contacts were then used to clarify conflicting information and to obtain additional data as needed.

SITES UNDER
BLM ADMIN.

SITES UNDER BUREAU ADMINISTRATION

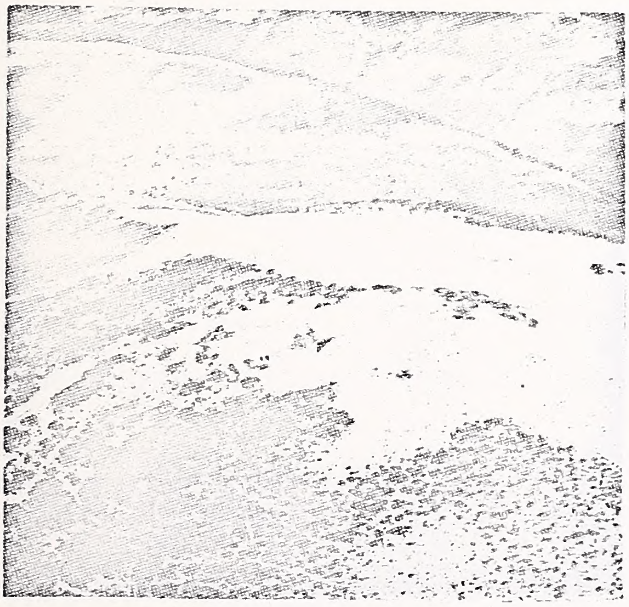
The Bureau currently has some 140 outstanding right-of-way grants for communication purposes. These include roughly 90 primary and 50 subsequent grants. There are applications pending for an additional 10 or more grants. All but one of the sites involved by the grants are located in scattered areas throughout the southern portion of the state. One site with at least three grants is located in the northern part of the state near Coeur d'Alene.

The majority of the sites are located on locally prominent buttes, ridges, or mountain tops. Usually there are two or more sites at any particular location. These sites located on the prominent rises are used for a variety of uses, including 2-way radio, commercial radio-TV broadcast, and microwave systems. The remainder of the sites are in scattered locations on lands which provide no particular height or elevation advantages. Usually there is only one site in use at any particular location. These sites are used for "long line" microwave systems.

The conditions of access and availability of power at the time the rights were granted varies with each location and with individual sites at these locations. In many instances, the first grantee at any particular location has developed the access and constructed the necessary powerlines. Later grantees utilize the access now provided and use power from the existing lines. At some locations where later grantees are desirous of obtaining power, a public utility such as Utah Power & Light Company has purchased the line from the builder (first grantee) and furnishes metered power to all users at that location. The Bureau has encouraged later grantees at a location to enter into maintenance agreements on access roads and in some cases to reimburse the first grantee for proportionate shares of the cost of access construction. The access rights granted to any grantee are non-exclusive rights. This allows rights of access to be granted to later grantees.

SQUAW BUTTE

Located 10 miles northwest of Emmett, Idaho. Elevation 5900+, about 3000' above the floor of Emmett Valley, Payette Valley, and Snake River Valley. Provides broad coverage of much of southwestern Idaho and eastern Oregon. Currently 6 primary grants and 14 secondary grants.



WAR EAGLE MOUNTAIN

Located 2 miles southwest of Silver City, Idaho. Elevation 8050'+. Good line-of-sight coverage of most of the heavier populated area of southwestern Idaho. Currently 1 primary grant with 6 secondary grants.

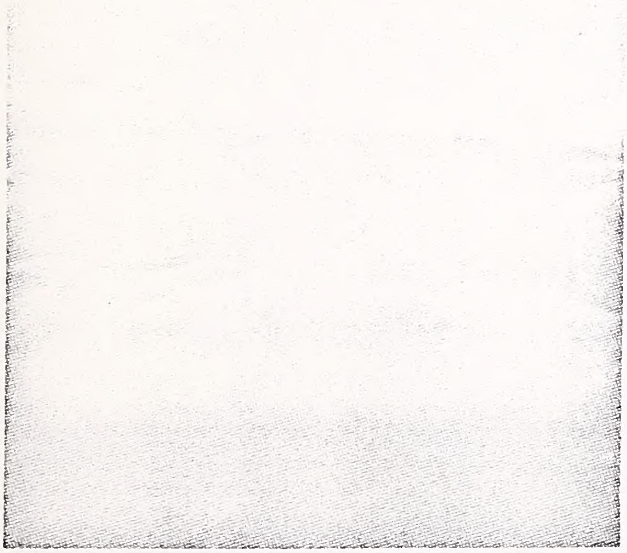
EAST BUTTE

Located about 28 miles west of Idaho Falls, Idaho. Elevation 6600'. Provides good coverage of most of the populated area of the upper Snake River Valley. Currently 7 primary grants and 2 secondary grants.

TYPICAL BROAD COVERAGE
SITES ON BLM ADMINISTERED
LANDS

FREEZEOUT HILL

Located 3 miles south of Emmett, Idaho. Elevation 3230', about 800' above the Emmett Valley and Snake River Valley floors. Provides reasonably good coverage of portions of the populated area of southwestern Idaho. Currently 1 primary grant and a pending application for a primary grant. Borders on being a broad coverage site.



TAYLOR MOUNTAIN

Located about 14 miles southeast of Idaho Falls, Idaho. Elevation 7415', about 2500' above the floor of the upper Snake River Valley. Provides reasonably good coverage of much of the heavier populated area of the upper Snake River Valley. Borders on being a broad coverage site. Currently 1 primary grant with 5 secondary grants.

NOTCH BUTTE

Located 3 miles south of Shoshone, Idaho. On a hill which rises about 250' above the level of the surrounding area. Provides coverage for a few of the smaller communities of south central Idaho. One primary grant and a BLM radio site and lookout on the hill. Typical of the moderate coverage sites.

TYPICAL MODERATE COVERAGE
SITES ON BLM ADMINISTERED
LANDS

INDIAN BUTTE AREA

Located about 12 miles southwest of Bliss, Idaho. Elevation about 3450'. No elevation advantage over surrounding country. Provides limited line-of-sight coverage in 2 directions, more point to point coverage. One primary grant at this location.

SPRINGFIELD AREA

Located about 3 miles northeast of Springfield, Idaho, northwest of Pocatello. Elevation about 4480', just slightly higher than surrounding country. No elevation advantage. Currently 1 primary and 1 secondary grant at this location.

NEAR EAST BUTTE

Located about 25 miles west of Idaho Falls, Idaho. Elevation about 5350', higher than lands to the north and west. No real elevation advantage. Currently 1 primary and 1 secondary grant at this location.

TYPICAL LIMITED COVERAGE
SITES ON BLM ADMINISTERED
LANDS

COMPARABLE
SITE DATA

COMPARABLE SITE DATA

The exact number of communication sites on lands other than public lands under BLM administration is not known. Information has been obtained regarding some 60 sites at an estimated 30 to 35 locations. There are probably about twice this number in the state. The U. S. Forest Service is the largest individual "landlord" in this other than BLM category of landlords or sellers.

The comparable sites are in scattered locations throughout the state. There is a larger number of comparable sites in northern Idaho than BLM sites in that area. The general location and distribution of the comparable sites in southern Idaho is similar to that found on the public lands. In general, the location of the majority of sites, both BLM and comparable, closely follows the concentration of the state's population. The sites are generally situated in a linear pattern following the general course of the Snake River as it crosses the state. The heaviest concentrations of sites fall within the same general areas as the five areas of population concentrations shown on Figure 4, Page 8.

As in the case of the sites on public lands, the majority of the comparable sites are located on locally prominent high rises. There is usually more than one site at any given location, and one finds a mixture of types of use at the different locations. The remainder of the sites are situated on lands that do not exhibit distinct height or elevation advantages. There is usually only one type of use present even though there may be more than one site at a location. The long line microwave and commercial radio-TV broadcast users are the common use for these sites.

The conditions of access and availability of power vary for the comparable sites as they did for the BLM sites. Usually, the microwave and commercial broadcast sites situated on lands with no distinct elevation advantages are located near existing county roads or highways and required little access development. Power was usually available a short distance away. The lands involved by these sites are commonly in areas in transition from one use to another, or at least in areas in which there is a variety of uses being made of nearby lands. As examples, commercial broadcast sites near Coeur d'Alene and Jerome are situated among agricultural lands which are being converted to rural residential or subdivisional use. Other examples are microwave facilities located adjacent to a ski resort and on grazing lands on the fringe of irrigated agricultural lands.

Access and power for multiple type use sites on the higher lands were generally developed by the first site purchaser or lessee. Later, purchasers or lessees make use of the existing access and arrange to use the existing power lines. Many sites have no road access or power. These sites depend on helicopter or trail access and either use fuel generators or thermal electric power or the facilities require no power.

The data regarding most of the comparable sites under consideration is summarized in four tables following this section. Table I includes a summary of the data concerning 20 sales of communication sites made over about the past 15 years. The sites listed in this table were photographed from the air where possible. More specific information along with a photograph of each site is given on Pages 38 through 47 following the tables.

Table II summarizes the data concerning 18 leases of sites being used for communication purposes. These sites were also photographed where possible. More specific data and photographs of these sites are contained on Pages 29 through 37.

Table III gives certain information regarding 25 leases or permits involving lands used for communication sites. This writer is familiar with the general location of many of the sites, and through the use of topographic maps and aerial photographs, was able to draw some conclusions about the site characteristics. These sites were not specifically examined or photographed during the course of this analysis.

Table IV is a summary primarily regarding leases and rentals of space within communication buildings for use in operating equipment. In two of the entries, the rental includes the site and buildings. Many of the rentals involve space in buildings located on sites under BLM right-of-way grants. Most of the sites involving BLM lands were examined and photographed as part of this analysis. Many of these sites are shown on photographs included in this report. This information is included to show the general pattern followed in arranging for such use and to show the range of rentals being paid.

TABLE I
SALES DATA SUMMARY

Sheet 1 of 3

DATA NO.	SELLER	BUYER	LOCATION	SIZE	FACILITY	ACCESS UTILITIES	SALE PRICE	DATE	REMARKS
				BROAD AREA COVERAGE					
Id CS 1	Daisy Stage	Bonneville Power Admistration	Teakan Butte, Clearwater County T.38N., R.1 E., B.M.Id Section 31, NW¼SW¼	0.08 acres 50'x70' Plus Beam paths and access easement	Microwave Station	Seasonal road access Power available	$9500	8/27/69	Purchased under a condemnation proceeding lofty sites on Butte
Id CS 2	Heirs of Buttars Estate	Mtn States Tele Co.	Burley Butte Cassia County T. 11S., R. 22E., B.M.Id Sec 7, SE¼NE¼	1.0 acres 208.7'x 208.7'	Microwave Station	County Road access Power Available	$5000	July 70	
Id CS 3	Neil Udell	State of Idaho	Mica Peak Kootenai County T. 49N., R. 5W., B.M.Id Idaho Section 4, SW¼NE¼	0.244	Lookout & 2-way Radio Station	Seasonal Rd access Power available	$5000	1971	Two sites 0.037 acres and 0.207 purchased as a package several sites on Peak
Id CS 4	Pike W. Reynolds et. al.	General Telephone Company	Blossum Mountain Kootenai County T. 50N., R. 5W., B.M. Id Sec 22, SW¼	0.918 acr 40,000sq'	Microwave Station	Seasonal Rd access Power Near-by	$4300	10/16/66	Price $3600 plus $60/yr for access easement PW $60/yr - indicates about $700-total $4300±
Id CS 5	Donald P. Clark	University of Idaho	Paradise Ridge Latah County T. 39N., R. 5W., B.M. Id Sec 33, NW¼	3.673 acr	Radio-TV Broadcast Microwave 2-way Radio	Poor Seasonal road access Power some distance Away	$4000	6/18/68	
				MODERATE AREA COVERAGE					
Id CS 6	George A. Swartz	American Tel&Tel Co.	Canyon County T.2N., R.2W., B.M.,Id Section 22, NE¼SE¼	1.86 acr	Microwave Station	County Road Access Power nearby	$2000	4/16/64	In farmland Subdivision Potential

TABLE I

SALES DATA SUMMARY (CONT.)

DATA No.	SELLER	BUYER	LOCATION	SIZE	FACILITY	ACCESS UTILITIES	SALE PRICE	DATE	REMARKS
Id CS 7	E.C. John-ston	Oregon Shortline Railroad	Ada County T.2n., R4E., B.M. Id Sec 19, SW¼	0.33 acre 120'x120'	Microwave Station	All-weather road 3/4 mile Power near	$1500	5/17/65	AT&T Site nearby
Id CS 8	Develop-ment	Oregon Shortline Railroad	Gooding County T.6S., R.12E., B.M. Id Sec 1, SE¼NW¼	0.39 acre plus access easement	Microwave Station	Adjacent to highway 30 Power adjacent	$1500	2/18/65	Adjacent to Gravel FAA Site Adjacent
Id CS 9	Bowen & Thomason	Mountain States Tele Comp	Madison County T.6N., R.40E., B.M. Id Sec 31, NE¼SE¼	0.22 acres 100'x100'	Microwave Station	County Road Access Power Adjacent	$1500	5/24/63	In farmland
Id CS 10	E.C. John-ston	American Tel&Tel Co	Ada County T.2N., R.4E., B.M. Id Section 19, SW¼	1 acre plus access easement	Microwave Station	All-weather road 3/4 mile Power some distance away	$1250	10/8/58	1st of 2 sites at this location
Id CS 11	Arthur Campbell	General Telephone Company	Saddle Mtn Pend Oreille County, Wa T.31N., R. 45E., Willa-mete M., Sec 9, SW¼	0.92 acre	To be microwave	Seasonal Road Access Power 1 mile away.	$1000	4/3/69	Forest Service lookout on Mtn.
Id CS 12	Lynn F. Cooper	Golden Valley F.M. Inc	Iona Butte Bonneville County T.3N., R.39E., B.M., Id	0.918 200'x200'	Radio Broadcast	All weather Road Access Power at site	$1000	10/9/64	Other sites at this location - homesite potential
Id CS 13	Lynn F. Cooper	Mountain States	Iona Butte Bonneville County T.3N., R.39E., B.M.,Id Sec 32, SE¼SE¼	0.918 acr 200'x200' 200'x200'	Microwave Station	Semi-improved Road Access Power 1½miles	$1000	1/31/61	Other sites at this location

TABLE I

SALES DATA SUMMARY (CONT.)

Page 3 of 3

DATA NO.	SELLER	BUYER	LOCATION	SIZE	FACILITY	ACCESS UTILITIES	SALE PRICE	DATE	REMARKS
Id CS 14	John Kulm	Mountain States Tel Co	Paps Mountain, Power County T8S., R.31E., B.M., Id Sec 3, SE¼NE¼	1 acre 208.7'x208.7'	microwave station	Semi-improved road access Power to site	$200	3/13/62	Adjacent to site purchased by Idaho Power Company
				LIMITED AREA COVERAGE					
Id CS 15	Elif Rue	Mountain States Tel. Company	Cassia County T.10S., R. 22E., B.M.,Id Sec 31, S½NE¼	2.6 acres	Microwave Station	Adjacent to Paved Highway Power at site	$1165	2/28/62	Adjacent to site acquired Acquired by AT&T in 1958. On lower slopes of Burley Butte
Id CS 16	Jacob Stickel	American Tel&Tel Co.	Power County T.7S., R.30E., B.M.,Id Sec 30, W½NW¼	1 acre plus access easement	Microwave Station	Near County Rd Power nearby	$500	6/4/58	In nearly level farmland
Id CS 17	Wilford Wrigley	Mountain States Tel Company	Cassia County T. 12S., R. 23E., B.M., Sec 2, NE¼	0.918 acres 200'x200'	Microwave Station	Dirt road access Power some distance away	$300	2/7/61	On Antelope Hill
Id CS 18	Elif Rue	American Tel&Tel Co	Cassia County T. 10S., R.22E., B.M.Id Sec 31, SW¼NE¼	1 acre	Microwave Station	Adjacent to Paved Highway	$300	6/30/58	Mtn States Tel Co later bought site adjacent for $1165 for 2.6 acres on lower slope Burley Butte
Id CS 19	Fay J. Frahm	Mountain States Tel Company	Twin Falls County T.11S., R.19E., B.M.,Id Sec 4, NE¼SE¼	1 acre 208.7'x208.7'	Microwave Station	Dirt Road access Power at site	$200	2/62	Adjacent to Idaho Power site purchased in in 1953 On Hansen Butte
Id CS 20	Phillip Marley	Mountain States Tel Company	Bannock County T.9S., R.37E., B.M.,Id Sec 19, NE¼NE¼	0.918 acre 200'x200'	Microwave Station	Near paved highways Power nearby	$200	5/17/61	On low foothill

TABLE II

LEASE DATA SUMMARY

Sheet 1 of 3

DATA NO.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
				BROAD AREA COVERAGE					
Id CS 101	Neil Udell	General Telephone Co.	Mica Peak, Kootenai County T. 49 N., R. 5 W., BM Idaho Sec. 4, $S\frac{1}{2}NE\frac{1}{4}$	Microwave Station	0.22 acres 100'x100'	Seasonal Road Access. Power at Site	$1000/year	8/1/66 10-yr. lease with renewal options	Several other facilities on this prominent peak.
Id CS 102	Daisy Stage	General Telephone Co.	Teakan Butte, Clearwater County T. 38 N., R. 1 E., B.M. Idaho Sec. 31, $NW\frac{1}{4}SW\frac{1}{4}$	Microwave Station	0.057 ac. 50'x50'	Seasonal Road Access. Power now at site.	$578/year	1/1/66 10-yr. lease	First of 4 facilities (sites) on this prominent peak.
Id CS 103	Daisy Stage	Switzer Communications, Spokane	Teakan Butte, Clearwater County T. 38 N., R. 1 E., B.M. Idaho Sec. 31, $NW\frac{1}{4}SW\frac{1}{4}$	2-way Radio Repeater	0.114 ac. 50'x100'	Seasonal Road Access . Power at site	$500/year	5/18/68 10-yr. lease	Other facilities at this location.
Id CS 104	Daisy Stage	KOZE Radio Lewiston	Teakan Butte, Clearwater County T. 38 N., R. 1 E., B.M. Idaho Sec. 31, $NW\frac{1}{4}SW\frac{1}{4}$	Commercial radio-TV broadcast	0.057 ac. 50'x50'	Seasonal Road Access. Power at site.	$450/year	3/68 5-yr. lease Renewed 3/73	Other facilities at this location.
				MODERATE AREA COVERAGE					
Id CS 105	Nez Perce Tribe	General Telephone Co.	Clearwater County T. 36 N., R. 1 E., B.M. Idaho Sec. 12, $NW\frac{1}{4}$	Passive Reflector	0.918 ac. 200'x200'	Seasonal Trail Access Power, 1/2 mi.	$250/year	1/1/68 10-yr. lease	
Id CS 106	Old Nat'l. Bank (Trustee) Stout Ranch	Cascade Broadcasting Co.	Whitman County T. 11 N., R. 46 E., Willamete Mer., Wash. Sec. 6, $SW\frac{1}{4}$	Commercial Radio-TV Broadcast	5.7 acres 500'x500'	All weather road access. Power near.	$200/year	8/23/72 4th. 5-yr. period of 20-yr. lease.	Numerous facilities scattered along canyon rim in same general area.

TABLE II

LEASE DATA SUMMARY (CONT.)

Page 2 of 3

DATA NO.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
Id CS 107	L&J Development Agency	Federal Aviation	Gooding County T. 6 S., R. 12 E., B.M. Idaho Sec. 1, SE¼NW¼	Microwave Unit	0.22 ac. 100'x100' plus access easement	Adjacent to U.S. Highway 30 Power available	$125/year	5/1/62 Yr. to Yr. Lease	Adjacent to gravel pit. U.P.R.R. bought adjacent site in 1965.
Id CS 108	State of Idaho	Western Telecommunications	Albion Mountains Cassia County T. 12 S., R. 24 E., B.M Idaho Sec. 36, NW¼SW¼	Microwave Station	0.23 ac.	Trail access. Power near.	$100/year	12/24/71 10-yr. lease	Adjacent to Miniver 2-way 2-way radio repeater site
Id CS 109	State of Idaho	Miniver Radio	Albion Mountains Cassia County T. 12 S., R. 24 E., B.M Idaho Sec. 36, NW¼SW¼	2-way Radio Repeater	4.3 ac. plus powerline easement.	Trail access. Power 1 mile away.	$100/year	7/29/68 10-yr. lease	Western Telecomm. Later leased site adjacent.
Id CS 110	Mrs. Ted Kinzer	St. Joe Nat'l. Forest	Moscow Mountain Latah County T. 40 N., R. 5 W., B.M. Idaho Sec. 13, SW¼NW¼	2-way Radio Repeater	0.75 ac.	Poor seasonal logging road access. Power available	$100/year	1961 20-yr. lease.	Several other facilities on ridge.
					LIMITED AREA COVERAGE				
Id CS 111	Caribou Nat'l. Forest	American Tel.&Tel. Company	Oneida County T. 13 S., R. 36 E., B.M. Idaho Sec. 10, NW¼SE¼	Microwave Station	1 acre	Semi-improved road access. Power near.	$523.08/yr. (current fee)	10/23/57 Renewable Permit	Fee based on .2% of capital investment.
Id CS 112	Ron Moen	North Idaho Broadcasting Co.	Kootenai County T. 50 N., R. 3 W., B.M. Idaho Sec. 7, W½NW¼	Radio-TV Broadcast. antennae site.	4.42 ac.	Paved road access. Power near.	$480/year $40/month	10/14/57 20-year lease	Lease not be renewed. Station must move. Fee renegotiated in 1967 to be subdivided.

TABLE II

LEASE DATA SUMMARY (CONT.)

Page 3 of 3

DATA NO.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
Id CS 113	Caribou Nat'l. Forest	American Tel.&Tel. Company	Caribou County T. 7 S., R. 37 E., B.M. Idaho Sec. 29, SW¼SW¼	Microwave Station	1 acre	All weather road. Power at site.	$444.30/yr.	10/6/57 Renewable Permit	Fee based on .2% of capital investment. Near Skyline Ski Lodge.
Id CS 114	Heiss Investment Co.	KART Broadcasting Co.	Jerome County T. 8 S., R. 17 E., B.M. Idaho Sec. 6, SW¼	Radio-Broadcast Antennae	3 acres	Paved road. Power by site.	$200/yr.	8/56 Indefinite	In level farmland. Rural homesite potential
Id CS 115	Caribou Nat'l. Forest	Union Pacific Railroad	Oneida County T. 13 S., R. 36 E., B.M Idaho Sec. 10, NW¼SE¼	Microwave Unit	1 acre	Semi-improved road. Power near.	$100/yr.	9/16/63 Renewable Permit	Adjacent to American Tel. & Tel. and Mtn. States. Tel. Co. Sites. Fee based on min. chg. admin. rate.
Id CS 116	Caribou Nat'l. Forest	Union Pacific Railroad	Caribou County T. 7 S., R. 37 E., B.M. Idaho Sec. 29, SW¼SW¼	Microwave Unit	0.22 ac.	All weather road. Power near.	$100/yr.	9/16/63	Adjacent to Skyline Ski Lodge. Fee based on admin. minimum charge.
Id CS 117	Caribou Nat'l. Forest	Mountain States Tel. Co.	Oneida County T. 13 S., R. 36 E., B.M. Idaho Sec. 10, NW¼SE¼	Microwave Unit	0.057 ac.	Semi-improved road. Power at site.	$50/yr.	10/21/70	Adjacent to American Tel. & Tel. and U.P.R.R. Sites.
Id CS 118	Caribou Nat'l. Forest	Mountain States Tel. Co.	Oneida County T. 14 S., R. 36 E., B.M. Idaho Sec. 26, NE¼SW¼NE¼NW¼	None	1 acre	No road or power to site	$50/yr.	10/20/70	

TABLE III
DATA SUMMARY
MISCELLANEOUS SITE LEASES

Sheet 1 of 4

DATA No.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
ID CS 151	COEUR d' ALENE NATIONAL FOREST	AMERICAN TEL & TEL COMPANY	KILLARNEY MTN KOOTENAI COUNTY T.49N.,R.2W.,BM, IDAHO Section 13, SW$\frac{1}{4}$ Section 14, SE$\frac{1}{4}$	Microwave radio relay station	3.67 acres	Limited Seasonal Road Access	$854/yr current charge	9/2/59 Renewable Permit	Fee based on .2% of capital investment. Site provides limited to moderate coverage
ID CS 152	BOISE NATIONAL FOREST	KTVB INC.	DEER POINT BOISE COUNTY T.5N.,R3E.,BM, IDAHO Section 21, TV Lot #3	Commercial Broadcast TV Trans.	0.5 acre	Seasonal Road Access Ski lift in winter. Power Furnished	$570/yr	June 1956 Indefinite Permit	Provides Broad coverage of Boise Valley
ID CS 153	BOISE NATIONAL FOREST	BOISE VALLEY BROAD-CASTERS	DEER POINT BOISE COUNTY T.5N.,R.3E.,BM, IDAHO Section 21, SE$\frac{1}{4}$	Commercial TV-FM Broadcast	1 acre	Seasonal Road Access-Ski lift in winter Power available	$400/yr	1952 Renewable Permit	Provides broad coverage of Boise Valley
ID CS 153a	STANLEY MURDOCK	FEDERAL AVIATION AGENCY	ADA COUNTY T.3N.,R.1E.,BM, IDAHO Section 31, NW$\frac{1}{4}$NW$\frac{1}{4}$	Microwave Station	2.42 ac. 325'x325'	gravel road power put in by lessee	$250/yr	7/2/62 year to year lease	In nearly level farm land. Provides limited coverage.
ID CS 154	KANIKSU NATIONAL FOREST	DIAMOND INTERNATIONAL	GOLD CUP BONNER COUNTY T.56N.,R.4W.,BM, IDAHO Section 22, NW$\frac{1}{4}$	Microwave Receiver Transmitter	0.1 acre	Limited seasonal access Generator power	$100/yr	11/25/69 Renewable Permit	Fee based on .2% of capital investment with $100/yr min. admin. chg. Limited coverage
ID CS 155	COEUR d' ALENE NATIONAL FOREST	KMSO TV. INC.	LOOKOUT PASS SHOSHONE COUNTY	TV TRANSLATOR	0.15 acre	Limited seasonal road access Public power available	$100/yr	2/8/71 Renewable Permit	Other sites in area Fee based on .2% of cap. investment. $100 per yr min. Broad coverage East and West.
ID CS 156	KANIKSU NATIONAL FOREST	GENERAL TELEPHONE COMPANY	DAWSON RIDGE BOUNDARY COUNTY T.62N.,R.2E.,BM, IDAHO Section 4, SW$\frac{1}{4}$SW$\frac{1}{4}$	Passive Refelctor	0.057 ac. 50'x50'	logging road No power	$100/yr	8/1/70 Indefinite	Limited to moderate coverage

TABLE III
DATA SUMMARY (CONT.)
MISCELLANEOUS SITE LEASES

Sheet 2 of 4

DATA No.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
ID CS 157	KANIKSU NATIONAL FOREST	GENERAL TELEPHONE COMPANY	DAWSON RIDGE BOUNDARY COUNTY T.62N.,R.2E.,BM, IDAHO Section 4, SW$\frac{1}{4}$SW$\frac{1}{4}$	Passive Reflector & beam path	0.34 ac. 150' x100'	Logging Road No power	$100/yr	8/1/70 Indefinite	Limited to moderate coverage
ID CS 158	TARGHEE NATIONAL FOREST	MONTANA IDAHO MICROWAVE	MONIDA PASS CLARK COUNTY T.14N.,R36E.,BM, IDAHO Section 26, SE$\frac{1}{4}$NE$\frac{1}{4}$NE$\frac{1}{4}$	Microwave Repeater	1 acre	Limited Seasonal Access Generator Pwr.	$75/yr	11/23/59 year to year	Moderate coverage
ID CS 159	BOISE NATIONAL FOREST	IDAHO POWER COMPANY	SHAFER BUTTE BOISE COUNTY T.5N.,R.3E.,BM, IDAHO Section 15, SW$\frac{1}{4}$SW$\frac{1}{4}$	Mobile Radio Repeater	0.44 ac. 100' x200'	Seasonal Road Access Power available	$75/yr	10/6/68 Indefinite	Near a ski lift Provides broad coverage of Boise Valley.
ID CS 160	PAYETTE NATIONAL FOREST	BOISE VALLEY BROAD-CASTERS	BRUNDAGE MTN ADAMS COUNTY T.19N.,R.3E.,BM, IDAHO Section 7, NW$\frac{1}{4}$NE$\frac{1}{4}$	TV Translator	Not Defined	Seasonal Road Access Powor Available	$64/yr	1/1/69 Renewable Permit	Near Ski Area Moderate coverage
ID CS 161	PAYETTE NATIONAL FOREST	KTVB TV	BRUNDAGE MTN ADAMS COUNTY T.19N.,R.3E.,BM, IDAHO Section 7, NW$\frac{1}{4}$NE$\frac{1}{4}$	TV Translator	Not Defined	Seasonal Road Access Power Available	$64/yr	January 1969 Renewable Permit	Near Ski area Moderate coverage
ID CS 162	BOISE NATIONAL FOREST	BOISE VALLEY BROAD-CASTERS	BOISE COUNTY T.8N.,R.7E.,BM, IDAHO Section 28, SE$\frac{1}{4}$NE$\frac{1}{4}$	TV Translator	Not Defined	All weather road and trail Power No power	$60/yr	November 1966 Renewable Permit	Limited coverage
ID CS 163	KANIKSU NATIONAL FOREST	GENERAL TELEPHONE COMPANY	NORTH HOPE BONNER COUNTY T.57N.,R.2E.,BM, IDAHO Section 31, SW$\frac{1}{4}$SW$\frac{1}{4}$	Passive REFLECTOR & Helipad	0.2 ac. 100' x100'	Helicopter Access No power	$50/yr	5/9/68 Indefinite	Limited coverage

TABLE III
DATA SUMMARY (CONT.)
MISCELLANEOUS SITE LEASES

Sheet 3 of 4

DATA No.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
ID CS 164	BOISE NATIONAL FOREST	EL PASO NATURAL GAS CO.	LOWER DEER POINT BOISE COUNTY T.5N.,R.3E.,BM, IDAHO Section 29, SW$\frac{1}{4}$SE$\frac{1}{4}$	Control Point & Base Station	0.057 ac.	All weather Road Power Available	\$50/yr	9/19/62 Renewable Permit	Moderate to broad coverage
ID CS 165	KANIKSU NATIONAL FOREST	GENERAL TELEPHONE COMPANY	DAWSON RIDGE BOUNDARY COUNTY T.62N.,R.2E.,BM, IDAHO Section 4, SW$\frac{1}{4}$SE$\frac{1}{4}$	Passive Reflector	0.06 ac.	Forest Service Road No power	\$50/yr	9/1/69 Renewable Permit	Limited to moderate coverage
ID CS 166	SAWTOOTH NATIONAL FOREST	BOISE VALLEY BROAD-CASTERS	BALL MTN ADAMS COUNTY T.20N.,R.2E.,BM, IDAHO Section 7, E$\frac{1}{2}$	TV Translator	Not Defined	Seasonal Access Power Available	\$50/yr	Sept. 1966 Renewable Permit	Near ski area Limited coverage
ID CS 167	BUREAU OF RECLAMATION	BOISE VALLEY BROAD-CASTERS	CASCADE RESERVOIR VALLEY COUNTY T.14N.,R.3E.,BM, IDAHO Section 26, SE$\frac{1}{4}$NE$\frac{1}{4}$	TV Translator	Not Defined	All weather Road Power Available	\$50/yr	December 1971 10 years	Limited coverage
ID CS 168	H.S. WYNN	FEDERAL AVIATION AGENCY	SPRINGFIELD AREA BINGHAM COUNTY T.4S.,R.32E.,BM, IDAHO Section 2, SW$\frac{1}{4}$SE$\frac{1}{4}$	Microwave Station	2.99 ac.	County Road Access Power Available	\$50/yr	9/17/62 year to year	In fringo of agric. land. Limited coverage
ID CS 169	STATE OF IDAHO	FEDERAL AVIATION AGENCY	EAST BUTTE AREA BINGHAM COUNTY T.3N.,R.33E.,BM, IDAHO Section 36, NW$\frac{1}{4}$NW$\frac{1}{4}$	Microwave Station	4.7 ac.	Adjacent to US Hwy Power Available	\$50/yr	11/19/62 year to year	In dry grazing area Limited coverage
ID CS 170	ELKINGTON LIVESTOCK COMPANY	FEDERAL AVIATION AGENCY	DUBOIS AREA CLARK COUNTY T.11N.,R.38E.,BM, IDAHO Section 15, N$\frac{1}{2}$SW$\frac{1}{4}$	Microwave Station	0.23 ac. 100'x100'	Near public gravelled road No power	\$50/yr	9/17/62 year to year	In dry grazing land Limited coverage

TABLE III
DATA SUMMARY (CONT.)
MISCELLANEOUS SITE LEASES

Sheet 4 of 4

DATA No.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
ID CS 171	POWER COUNTY IMPLEMENT & BOWLER RANCHES	FEDERAL AVIATION AGENCY	POWER COUNTY T.8S.,R.29E.,BM,,IDAHO Section 27, NW$\frac{1}{4}$NE$\frac{1}{4}$	Microwave Station	5.29 ac. 480'x480'	Limited Access No power	\$50/yr	10/16/62 year to year	In dry grazing area Limited coverage
ID CS 172	COEUR d' ALENE NATIONAL FOREST	DIAMOND INTERNATIONAL CORP.	LOOKOUT PASS MINERAL COUNTY MONT. T.20N.,R.32W.,MM, MONT Section 33, (portion)	Radio Trans-receiver	1.0 ac.	Limited seasonal access Power avail.	\$50/yr	5/9/62 Indefinite	On Idaho-Montana Line Limited coverage to Moderate directional coverage. Near Hwy 10.
ID CS 173	BUREAU OF RECLAMATION	KTVB INC.	CASCADE RESERVOIR VALLEY COUNTY T.14N.,R.3E.,BM, IDAHO Section 26,SE$\frac{1}{4}$NE$\frac{1}{4}$	TV Translator	10' x10'	All weather Road Power Avail.	\$50/yr	December 1971 10 years	Limited coverage
ID CS 174	JOHN HOOVER	FEDERAL AVIATION AGENCY	SOUTH BOISE ADA COUNTY T.2N.,R.2E.,BM, IDAHO Section 17, SE$\frac{1}{4}$	Remote Air/Ground Comm.	0.52 ac. --	gravelled road access No power	\$40/yr	8/1/57 year to year	Limited coverage

TABLE IV
RENTAL DATA SUMMARY (CONT.)
BUILDING SPACE, SERVICES

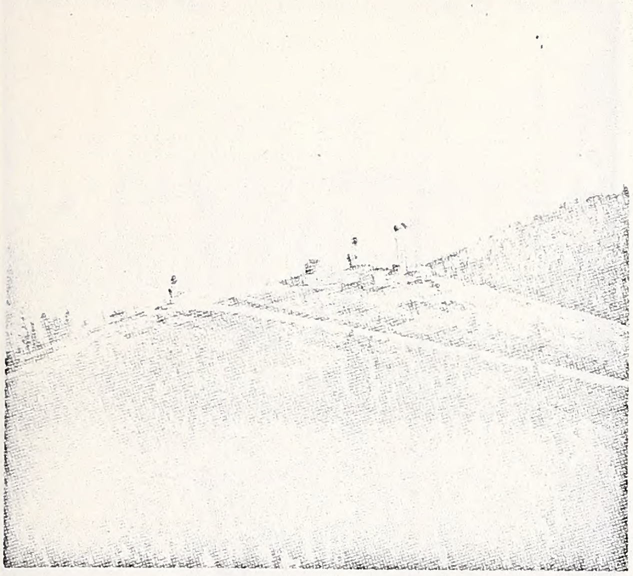
Sheet 1 of 2

DATA No.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
ID CS 201	KIFI TV	IDAHO STATE UNIVERSITY	EAST BUTTE BINGHAM COUNTY T.2N.,R.32E.,BM, Idaho Section 14, $SE\frac{1}{4}NE\frac{1}{4}$	Television Transmitter	Minimum Building Space	Seasonal Road Access Power Furnished	$5000/yr	7/1/72 Indefinite	ISU operates transmitter in KIFI building. KIFI power, heat, building, road maintenance. On BLM Grant to KIFI
ID CS 202	HOOD CORPORATION	MOTOROLA COMMUNICATIONS & ELECTRONICS	WAR EAGLE MTN OWYHEE COUNTY T.5S.,R.3W.,BM, IDAHO Section 9, Lot 8	Two way Radio Equipment	0.23 acre 100'x100' plus access easement	Seasonal Road Access	$1200/yr $100/mon.	7/1/72 1 year	Lease of BLM Site plus the facilities. BLM Grant I-014386
ID CS 203	HOOD CORP.	MOTOROLA COMM. & ELECTRONIC	WAR EAGLE MTN OWYHEE COUNTY T.5S.,R.3W.,BM, IDAHO Section 9, Lot 8	same as 202	same as 202	same as 202	$1200/yr	7/1/64 5 years	The original lease of which 202 above is a current renewal
ID CS 204	CHARLES B. STEGNER	U.S. ARMY CORPS OF ENGINEERS	OLD COTTONWOOD AFS LEWIS COUNTY T.32N.,R.1W.,BM, IDAHO Section 33, $SW\frac{1}{4}$	Radio Relay Equipment	100 sq ft floor space	All weather road Power Furnished	$420/yr	12/6/71 5 years	Floor space and ingress and egress to the roof of building 250 in the old Cottonwood Air Force station.
ID CS 205	AUTO PHONE	SHOTWELL'S INC.	HAZELTON BUTTE JEROME COUNTY T.10S.,R.20E.,BM,IDAHO Section 15, $NE\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	All weather Road Power Furnished	$420/yr	December 1971 Month to Month	
ID CS 206	BLACKER'S COMMUNICATIONS INC.	ISERI PRODUCE COMPANY	SQUAW BUTTE GEM COUNTY T.8N.,R.1W.,BM, IDAHO Section 25, $SW\frac{1}{4}NW\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road Access Power Furnished	$360/yr	2/22/72 5 years	On BLM Site Grant I-016482
ID CS 207	BLACKER'S COMMUNICATIONS INC.	ORE-IDA FOODS INC.	SQUAW BUTTE GEM COUNTY T.8N.,R.1W.,BM, IDAHO Section 25, $SW\frac{1}{4}NW\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road access Power Furnished	$360/yr	2/21/72 5 years	On BLM Site Grant I-016482 Installments of 3 mons each in advance

TABLE IV
RENTAL DATA SUMMARY (CONT.)
BUILDING SPACE, SERVICES

Sheet 2 of 2

DATA No.	LESSOR	LESSEE	LOCATION	FACILITY	SIZE	ACCESS UTILITIES	RENTAL	DATE TERM	REMARKS
ID CS 208	BLACKER'S COMMUN-CATIONS INC.	AMERICAN OIL CO.	SQUAW BUTTE GEM COUNTY T.8N.,R.1W., B.M., IDAHO Section 25, SW$\frac{1}{4}$NW$\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road Access Power furnished	$300/yr	3/1/72 5 years	On BLM Site Grant I-016482
ID CS 209	VERMASS FARMS	AMERICAN FINE FOODS	SQUAW BUTTE GEM COUNTY T.8N.,R.1W., BM, IDAHO Section 25, SW$\frac{1}{4}$NW$\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road Access Power furnished	$300/yr.	4/1/68	On BLM Site, Grant I-016482
ID CS 210	IDAHO COMMUNI-CATIONS	TELEANSWER RADIOPHONE	SHAFER BUTTE BOISE COUNTY T.5N.,R.3E.,BM, IDAHO Section 15, NW$\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road Access Power furnished	$300/yr	Feb 1971 Indefinite	
ID CS 211	ZUNDELL RADIO	CITY OF POCATELLO	TELEVISION HILL BANNOCK COUNTY T.6S.,R.34E.,BM, IDAHO Section 19, SE$\frac{1}{4}$SE$\frac{1}{4}$	Mobile Radio Base Station	Minimum Building Space	Seasonal Road Access Power Furnished	$180/yr $15/month	1971 5 years	On a BLM site granted To Zundell Radio
ID CS 212	BLACKER'S COMMUN-ICATIONS	BIVEN'S LIVESTOCK COMPANY	SQUAW BUTTE GEM COUNTY T.8N.,R.1W.,BM, IDAHO Section 25, SW$\frac{1}{4}$NW$\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road Access Power furnished	$5/unit/mon	1971 3 years	On BLM Site, Grant I-016482
ID CS 213	LEONARD D. BEAVERT	POTLATCH FORESTS INC.	LEWISTON GRADE NEZ PERCE COUNTY T.36N.,R.6W.,BM, Idaho Section 24, NE$\frac{1}{4}$	Mobile Radio Base Station	Building Space	Seasonal Road Access Power furnished	$75/yr	2/28/68 5 years	
ID CS 214	DON CLARK RADIO	C. REINHART & SON, INC	EAST BUTTE BINGHAM COUNTY T.2N.,R.32E.,BM, IDAHO Section 14, SE$\frac{1}{4}$NE$\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road Access Power furnished	$25/yr	June/70 Month to Month	On BLM Site, Grant I-603
ID CS 215	DON CLARK RADIO	HARTWELL EXCAVATING COMPANY	EAST BUTTE BINGHAM COUNTY T.2N.,R.32E.,BM, IDAHO Section 14, SE$\frac{1}{4}$NE$\frac{1}{4}$	Mobile Radio Repeater	Minimum Building Space	Seasonal Road Access Power furnished	$25/yr	4/1/69 Month to Month	On BLM Site, Grant L-603



Data No.(Lease): Id. - CS - 101

Lessor: Neil Udell et. al.

Lessee: General Telephone Co.

Date: 8/1/66

Terms: 10 year lease/renewal options

Location: T. 49 N., R. 5 W., B.M., Idaho Section 4, S½NE¼ (portion)

Size: 0.22 acres - 100' x 100'

Annual Rental: $1000 (1966 - 1976) (BOY)
$1500 (1976 - 1986)

Site Description:

This site is located in Mica Peak in Kootenai County about 10 miles southwest of Coeur d'Alene in northern Idaho. The top of the mountain rises to 5240' which is roughly 1000' higher than most of the surrounding area. The site provides good coverage of the populated areas to the north, west and south, particularly the areas around Coeur d'Alene and Spokane. Electric power and fair road access available to the site. Requires roughly 12 - 13 miles of driving to reach the site from the Post Falls, Idaho area. There are numerous other communication facilities located on the top of the same peak. The surrounding lands are used primarily for commercial timber production.

Data No.(Lease): Id. - CS - 102

Lessor: Daisy Stage

Lessee: General Telephone Co.

Date: 1/1/66

Terms: 10 year lease ($5000-6 equal installments)

Location: T. 38 N., R. 1 E., B.M., Idaho Section 31, NW¼SW¼ (portion)

Size: .057 acres - 50' x 50'

Annual Rental: Eq. of $578(BOY) $627 (EOY) at .085 Int. Rate

Site Description:

This site is located on Teakan Butte in Clearwater County, Idaho, about 9½ miles northwest of Orofino, in central Idaho. The top of the butte rises to an elevation of 4140'. The site provides good line-of-sight coverage of much of west-central Idaho and east-central Washington. Most of the lands in these areas of the two states lies at elevations of 3000' or less. There is now public power available at the site. This is one of four sites on top of this prominent high area. Access during the summer months is by four-wheeled drive vehicle. Winter access is by snow mobile. The lands surrounding the sites are used for commercial timber production.

Data No. (Lease): Id. - CS - 103

Lessor: Daisy Stage

Lessee: Switzer Communications

Date: 5/18/66

Terms: 10 year lease

Location: T. 38 N., R. 1 E., B.M., Idaho
Section 31, NW¼SW¼ (portion)

Size: 0.114 acres - 50' x 100'

Annual Rental: $500 (BOY)

Site Description:

This site is located on Teakan Butte in Clearwater County, about 9½ miles northwest of Orofino in central Idaho. The butte top lies at an elevation of 4140'. It has good line-of-sight coverage over much of west-central Idaho and east-central Washington. The majority of these areas are at elevations of 3000' or less. There is now public power available at the site. This is one of four communication sites on top of this prominent high area. Access during the summer months may be gained over a semi-improved road. Access during the winter months is by snow mobiles. Surrounding lands are used for commercial timber production.

Data No. (Lease): Id. - CS - 104

Lessor: Daisy Stage

Lessee: KOZE Radio

Date: March 1968, Renewed March, 1973

Terms: 5 year lease

Location: T. 38 N., R. 1 E., B.M., Idaho
Section 31, NW¼SW¼ (portion)

Size: .057 acres - 50' x 50'

Annual Rental: $450 (BOY)

Site Description:

This site is located on Teakan Butte in Clearwater County, about 9½ miles northwest of Orofino in central Idaho. The butte top lies at an elevation of 4140'. It has good line-of-sight coverage of most of west central Idaho and east central Washington. There was public power available at the site. This is one of four sites located on this prominent high rise. Access is by four-wheeled drive vehicle during the summer months and by snow mobile during the winter months. The surrounding lands are used for commercial timber production.

Data No. (Lease):	Id. - CS - 105
Lessor:	Nez Perce Tribe
Lessee:	General Telephone Co.
Date:	1/1/68
Terms:	10 year lease
Location:	T. 36 N., R. 1 E., B.M., Idaho Section 12, NW¼ (portion)
Size:	0.918 acres - 200' x 200'
Annual Rental:	$250 (BOY)

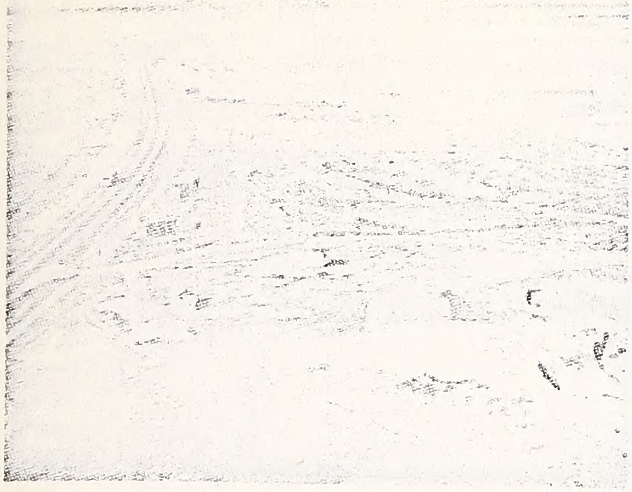
Site Description:

This site is located about 1½ miles west of Orofino in Clearwater County of central Idaho. It sits on a prominent rise above the Clearwater River west of the town of Orofino. A plateau rises to approximately 3000' to the south of the site, which lies at an elevation of 2660'. The town and the river lie about 1600' below the site. It provides fair line-of-sight coverage to the southeast and the northwest up and down the river. The lands to the north of the river rise to 3500 - 4000'. The site is now used as a passive reflector site. Would have minor local radio-tv broadcast possibilities. Power is available about ½ mile away. Lands on the bench to the south are a mixture of farm and timber lands.

Data No. (Lease):	Id. - CS - 106
Lessor:	Old Nat'l Bank (Trustee for Stout Ranch)
Lessee:	Cascade Broadcasting Co.
Date:	8/23/72 - 10/16/77
Terms:	5 year lease
Location:	T. 11 N., R. 46 E., Willamette Meridian, Washington Section 6, SW¼ (portion)
Size:	5.7 acres - 500' x 500'
Annual Rental:	$200 (BOY)

Site Description:

This site is located on the north rim of the Snake River Canyon about 4.5 miles north of Lewiston, Idaho - Clarkston, Washington. It is in Whitman County, Washington. It is at an elevation of about 2900' or about 2200' above the Lewiston-Clarkston area. It is used by the Broadcasting Company, whose headquarters are in Yakima, Washington, in connection with their station (KLEW TV) in Lewiston. Signals from the main office in Yakima are received at the site. The lessee provided electrical power from a source about ¼ mile away. There is good year-around access from main highways and county roads. Requires approximately 25 miles drive from Lewiston over U.S. Highways and county roads. Adjoining lands are farmed. Other communication sites situated along canyon rim for several miles.



Data No.(Lease): Id. - CS - 107

Lessor: L & J Development

Lessee: Federal Aviation Agency

Date: 5/1/62

Term: Year to year lease

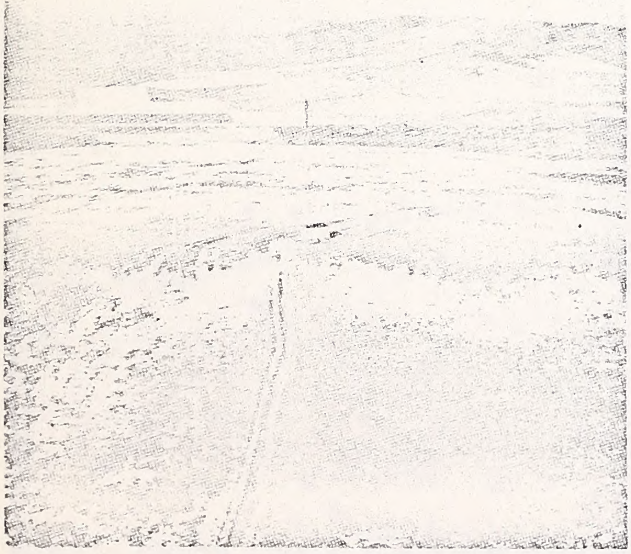
Location: T. 6 S., R. 12 E., B.M., Idaho
Section 1, SE¼NW¼ (portion)

Size: 0.22 acres - 100' x 100' plus access easement

Annual Rental: $125

Site Description:

Located about 1½ miles west of Bliss in Gooding County in south-central Idaho. It is situated on a low rise adjacent to Highway 30 on the bench north of the Snake River. It provides fair coverage to the west and southeast along the river and fair coverage to the northwest and south. Paved highway and existing powerlines near the site. A gravel pit is adjacent to the site. The surrounding lands are primarily used as dry grazing lands.



Data No.(Lease): Id. - CS - 108

Lessor: State of Idaho (Dept. of Lands)

Lessee: Western Telecommunications

Date: 12/24/71

Terms: 10 year lease

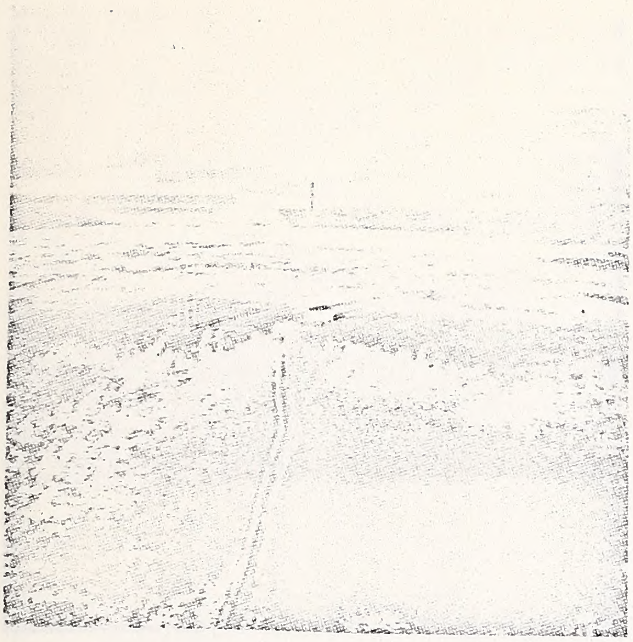
Location: T. 12 S., R. 24 E., B.M., Idaho
Section 36, NW¼SW¼ (portion)

Size: 0.23 acres

Annual Rental: $100

Site Description:

Located about 5½ miles southwest of Albion in Cassia County of south-central Idaho. It is situated on a spur ridge extending easterly from the Albion Mountain Range. It lies at an elevation of 8180'. The Albion Range rises to over 10,000' to the south of the site. The Pomerelle Ski Area is about 1½ miles south of the site. An all-weather road passes about 2/3 mile of the site. The site provides good coverage north, west, and northeasterly over the upper Snake River Valley. Adjacent lands are sagebrush grass grazing lands. This is the second site on the ridge. It is adjacent to a mobile radio repeater site operated by Miniver Radio. The powerline was constructed for the Miniver site.



Data No.(Lease): Id. - CS - 109

Lessor: State of Idaho (Dept. of Lands)

Lessee: Miniver Radio

Date: 7/29/68

Terms: 10 year lease

Location: T. 12 S., R. 24 E., B.M., Idaho Section 36, NW¼SW¼ (portion)

Size: 4.3 acres plus powerline area

Annual Rental: $100

Site Description:

This site is located about 5½ miles southwest of Albion in Cassia County of south-central Idaho. It is situated on a spur ridge extending out easterly from the Albion Mountain Range. It lies at an elevation of 8180'. The Albion Range rises to an elevation of over 10,000' to the south of the site. The Pomerelle Ski Area is about 1½ miles south of the site. An all-weather road to the ski area passes within 2/3 miles of the site. The site provides coverage north, west and northeasterly over the lower end of the upper Snake River Valley. Adjacent lands are sagebrush grass grazing lands.

Data No.(Lease): Id. - CS - 110

Lessor: Mrs. Ted Kinzer

Lessee: U. S. Forest Service St. Joe National Forest

Date: 1961

Terms: 20 year lease

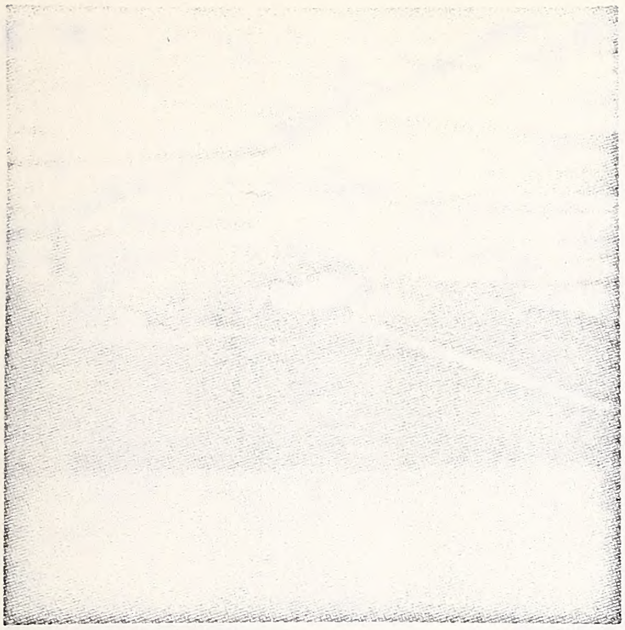
Location: T. 40 N., R. 5 W., B.M., Idaho Section 13, SW¼NW¼ (portion)

Size: 0.75 acres

Annual Rental: $100 (BOY)

Site Description:

This site is located on the West Twin of Moscow Mountain about 7 miles northeast of Moscow, Idaho in Latah County. It is at an elevation of 4530', about 1800' above the city of Moscow. It provides fair coverage to the south and west, but poorer coverage to the north and east. Access is by a poor dirt logging road, accessible by wheeled vehicles only during the summer months. Winter access is by snow mobile. The site is used by the Forest Service as a relay station from the Forest Office in St. Maries, Idaho to their Ranger districts in Moscow and Potlatch, Idaho. There are several other communication sites on the same ridge. The surrounding lands are primarily used for commercial timber production.



Data No.(Permit): Id - CS - 111

Lessor: Caribou National Forest

Lessee: American T & T Co.

Date: 10/23/57

Terms: Renewable Permit

Location: T. 13 S., R. 36 E., B.M., Idaho
Section 10, NW¼SE¼ (portion)

Size: 1 acre

Annual Fee: $523.08 (current BOY)

Site Description:

This site is located about 8 miles north of Malad City in Oneida County of southeastern Idaho. It is situated in the Malad Summit, a low pass between the Malad Valley from the Portneuf River drainage to the north. It lies at an elevation of about 5760'. It provides coverage north and south along the valleys. Interstate 15 North passes about 1½ mile east of the site. An all-weather road provides access to the site. Surrounding lands are mixed grazing farming lands. Near AT&T and Mtn. State sites.

Data No.(Lease): Id. - CS - 112

Lessor: Ron Moen

Lessee: North Idaho Broadcasting Co.

Date: 10/14/57

Term: 20 years 10/57 - 10/77

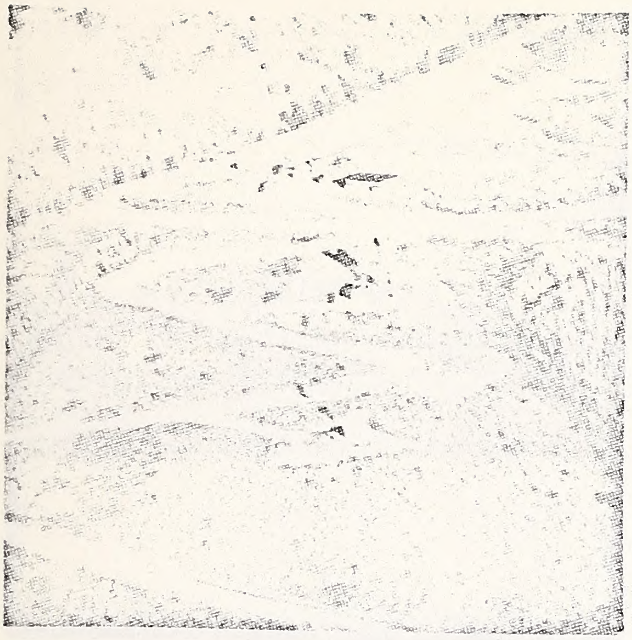
Location: T. 50 N., R. 3 W., B.M., Idaho
Section 7, W½NW¼ (portion)

Size: 4.42 acres

Annual Rental: $480 ($40/month)

Site Description:

This site is located in the northeasterly portion of Coeur d'Alene in Kootenai County in northern Idaho. It is in level irrigated farmland in an area being subdivided for residential sites. Good paved road access and power available to the site. A hill rises several hundred feet above the site just east of the site. Provides local coverage of Coeur d'Alene and Sandpoint areas. The rental was renegotiated in 1967 to present charge.



Data No.(Permit): Id. - CS - 113

Lessor: Caribou National Forest

Lessee: American Tel & Tel Co.

Date: 11/6/57

Terms: Renewable Permit

Location: T. 7 S., R. 37 E., B.M., Idaho
Section 29, SW¼SW¼ (portion)

Size: 1 acre

Annual Fee: $444.30

Site Description:

Located about 6 miles easterly of Inkom in Caribou County of southeastern Idaho. Situated on the lower slopes of the westerly side of the Portneuf Mountain Range overlooking the Portneuf River Valley to the south and west. Lies at an elevation of about 6560'. The elevation of the valley floor is approximately 4500'. The mountains to the east reach elevations near 9300'. Located a short distance from the lodge of the Skyline Ski Area. All weather road and powerline to the ski area provide access and power to the site. Other nearby lands are sagebrush grass grazing lands.

Data No.(Lease): Id. - CS - 114

Lessor: Heiss Investment Co.

Lessee: KART Broadcasting Co., Inc.

Date: August 1956

Terms: Indefinite

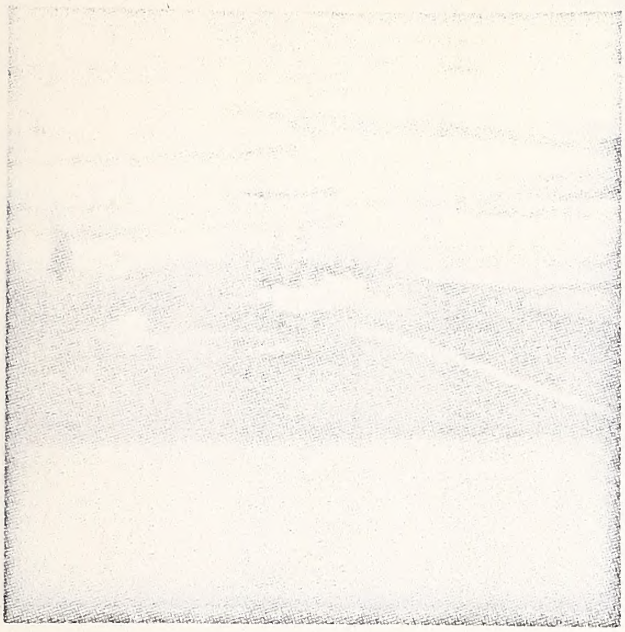
Location: T. 8 S., R. 17 E., B.M., Idaho
Section 6, SW¼

Size: 3 acres

Annual Rental: $200

Site Description:

Located approximately 1½ miles north of Jerome in Jerome County of south-central Idaho. It is situated in nearly level irrigated farm lands adjacent to a paved county road. Little if any elevation difference from the surrounding country side. Electric powerlines are located along the county road. The general area has potential for rural homesite use. Site is used for commercial broadcasting transmitter or antennae location.



Data No. (Permit): Id. - CS - 115

Lessor: Caribou National Forest

Lessee: U. P. Railroad

Date: 9/16/63

Terms: Renewable Permit

Location: T. 13 S., R. 36 E., B.M., Idaho
Section 10, NW¼SE¼ (portion)

Size: 1 acre

Annual Fee: $100

Site Description:

Located 8 miles north of Malad City in Oneida County of southeastern Idaho. Situated on Malad Summit, a low pass separating the Malad Valley (to the south) from the Portneuf Drainage to the north. Lies at an elevation of about 5760'. Provides coverage in north and south directions along the valley. Interstate 15 passes about 1½ mile to the east. A semi-improved road provides access to the site. Power available nearby. Adjoining lands are mixed farming and grazing lands. This site is adjacent to sites leased by AT&T and Mtn. States Tel. Co.

Data No. (Permit): Id. - CS - 116

Lessor: Caribou National Forest

Lessee: U. P. Railroad

Date: 9/16/63

Terms: Renewable Permit

Location: T. 7 S., R. 37 E., B.M., Idaho
Section 29, SW¼SW¼ (portion)

Size: .22 acres

Annual Fee: $100

Site Description:

This site is located about 6 miles easterly from Inkom in Caribou County of southeastern Idaho. It is situated on the lower slopes of the westerly side of the Portneuf Range, overlooking the Portneuf River Valley to the south and west. It lies at an elevation of about 6480'. The elevation at valley floor is roughtly 4500'. The mountains to the east rise to about 9300'. Located a short distance from the lodge of Skyline Ski Area. All weather road and powerlines available to site. Adjacent lands-sagebrush grass covered grazing lands.

Site No.(Permit)15. - 15 - 115

Forest:	Caribou National Forest
Lessee:	W. P. Hatfield
Date:	5/16/63
Terms:	Renewable Permit
Location:	T. 13 S., R. 36 E., B.M., Idaho Section 10, NW¼SE¼ (portion)
Size:	1 acre
Annual Fee:	$100

Site Description:

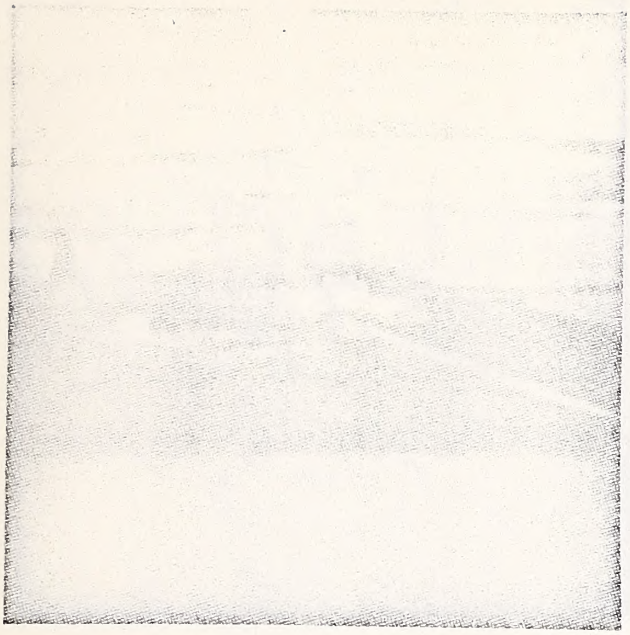
Located [illegible] miles [illegible] of Malad City in Oneida County of southeastern Idaho. Situated on [illegible] - a low ridge separating the Malad Valley (to the south) from the Portneuf drainage to the north. Site at an elevation of about 5,900'. Provides coverage of north and south [illegible] along the valley. Interstate 15 passes about 1½ mile to the east. A semi-improved road provides access to the site. Power available nearby. Adjoining lands are [illegible] and grazing lands. This site is adjacent to sites issued to [illegible] and Mtn. States Tel. Co.

Site No.(Permit)16. - 15 - 116

Forest:	Caribou National Forest
Lessee:	W. P. Hatfield
Date:	9/16/63
Terms:	Renewable Permit
Location:	T. 7 S., R. 37 E., B.M., Idaho Section 29, NW¼NW¼ (portion)
Size:	22 acres
Annual Fee:	$100

Site Description:

This site is located about [illegible] miles easterly from [illegible] in Caribou County of southeastern Idaho. It is situated on the lower slopes of the westerly side of the [illegible] overlooking the Portneuf River Valley to the south and west. It lies at an elevation of about [illegible]. The elevation of valley floor is roughly [illegible]. The [illegible] to the [illegible] is about [illegible]. [illegible] a short distance from the [illegible]. All weather road and power lines available to site. Adjoining lands [illegible] grazing lands.



Data No.(Permit): Id. - CS - 117

Lessor: Caribou National Forest

Lessee: Mtn. States Tel. Co.

Date: 10/21/70

Terms: Renewable Permit

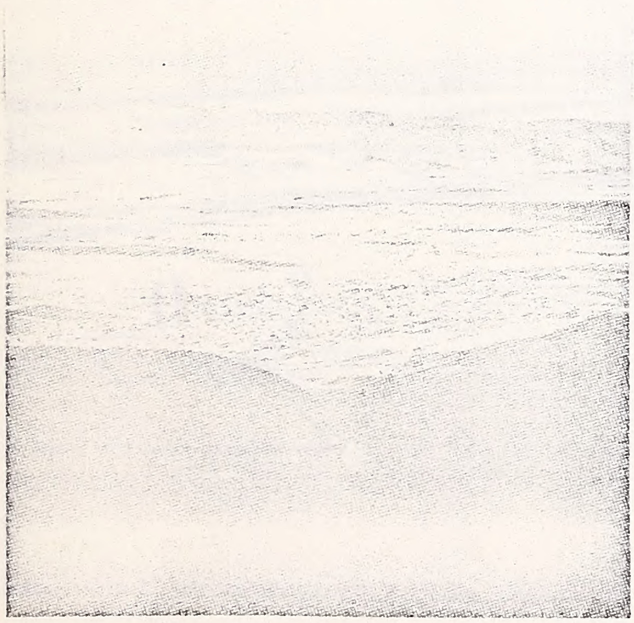
Location: T. 13 S., R. 36 E., B.M., Idaho
Section 10, NW¼SE¼ (portion)

Size: .057 acres

Annual Fee: $50

Site Description:

This site is located 8 miles north of Malad City in Oneida County of southeastern Idaho. It is situated on Malad Summit, a low pass separating the Malad Valley (to the south) from the Portneuf Drainage to the north. It lies at an elevation of about 5760'. It provides coverage in north and south directions along the valley. Interstate 15 North passes approximately 1½ mile east of the site. A semi-improved road provides access from the Interstate to the site. Powerline available nearby. Adjoining lands are mixed grazing and farming lands. Adjacent to AT&T Microwave site.



Data No.(Permit): Id. - CS - 118

Lessor: Caribou National Forest

Lessee: Mtn. States Tel. Co.

Date: 10/20/70

Terms: Renewable Permit

Location: T. 14 S., R. 36 E., B.M., Idaho
Section 26, NE¼SW¼NE¼NW¼ (portion)

Size: 1 acre

Annual Rental: $50

Site Description:

This site is located about 1½ miles southeast of Malad City in Oneida County of southeastern Idaho. It is situated on the westerly slopes of the Malad Range overlooking the Malad Valley to the west. It lies at an elevation of about 5600', some 1000' above Malad City and the valley. The site provides coverage to the south, west, and north. No existing road access or powerline to the site at present. Would have minor broadcast coverage potential for Malad and the small nearby communities. Surrounding lands are grazing lands.

Date No.(Sale): Id.- CS - 1

Seller: Daisy Stage

Buyer: Bonneville Power Admin.

Date: 8/27/69

Location: T.38 N., R.1 E., BM., Idaho
Section 31, NW¼SW¼ (portion)

Size: 0.08 acres - 50' x 70' plus beam paths and access easement

Sales Price: $9500

Site Description:

This site is located on Teakan Butte in Clearwater County, Idaho, about 9½ miles northeast of Orofino, in central Idaho. The top of the butte rises to an elevation of 4140'. It provides good line-of-sight coverage of much of the west-central Idaho and east-central Washington. Most of the lands in these areas of the two states lies at elevations of 3000' or less. There is public power available at the site. This is one of 4 sites on this butte. Access during the summer is by semi-improved road. Winter access is by snow mobiles. The lands surrounding the sites are used primarily for commercial timber production.

Data No.(Sale) Id. - CS - 2

Seller: Heirs (Buttars Estate)

Buyer: Mtn. States Telephone Co.

Date: July, 1970

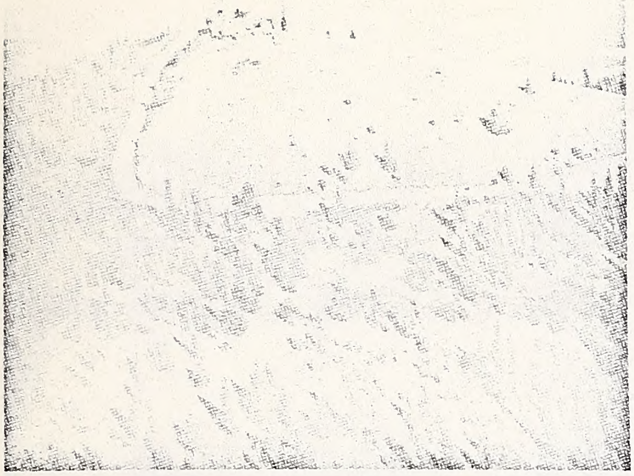
Location: T. 11 S., R. 22 E., B.M., Idaho
Section 7, SE¼NE¼ (portion)

Size: 1.0 acres - 208.7' x 208.7'

Sales Price: $5000

Site Description:

This site is located on Burley Butte about 6½ miles southwest of Burley in Cassia County in south central Idaho. It is located near the top of the butte at an elevation of 4620'. The top of the butte lies at an elevation of 4644'. The site is 300 - 400' above the general level of the surrounding countryside, providing good coverage in all directions. A county road and powerline are located along the east side of the site. The adjacent lands are used for farming. A large feed lot is located about ½ mile to the east on the lower slopes of the butte.



Data No.(Sale): Id. - CS - 3

Seller: Neil Udell

Buyer: State of Idaho

Date: 1971

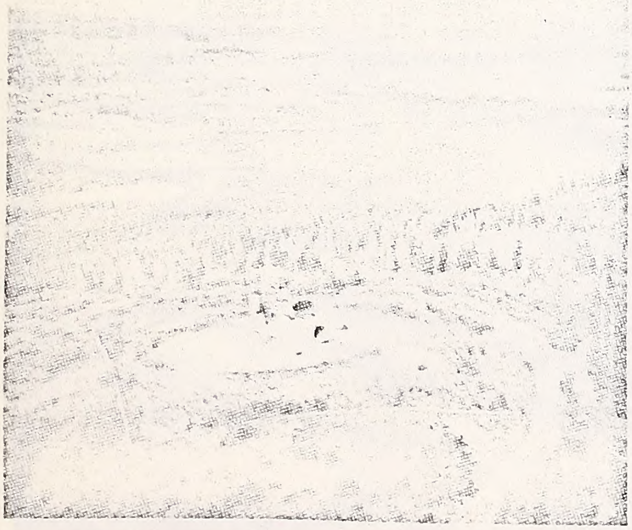
Location: T. 49 N., R. 5 W., B.M., Idaho
Section 4, SW¼NE¼ (portion)

Size: 0.244 acres

Sales Price: $5000

Site Description:

This site is located on Mica Peak in Kootenai County about 10 miles southwest of Coeur d'Alene in northern Idaho. The peak top elevation is 5240', which is about 1000' higher than most of the surrounding country. The site provides good coverage of the populated areas to the north, west, and south. It has particularly good coverage of the Coeur d'Alene and Spokane areas. Seasonal road access and electric power already provided to the site. About 12 - 13 miles of driving is necessary to reach the site from the Post Falls, Idaho area. There are numerous other communication sites already in operation on top of the same peak. The surrounding lands are used primarily for commercial timber production. Sale actually involved 2 small sites purchased as a package.



Date No.(Sale): Id. - CS - 4

Seller: Pike W. Reynolds et. al.

Buyer: General Telephone Co.

Date: 10/16/66

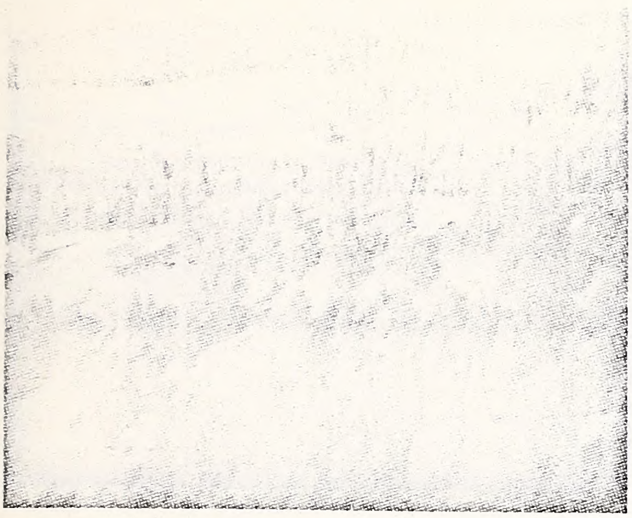
Location: T. 50 N., R. 5 W., B.M., Idaho
Section 22, SW¼ (portion)

Size: 0.918 acres - 40,000 sq. ft.

Sales Price: $3600 + $60/year for access
easement to site

Site Description:

This site is located on Blossom Mountain between Coeur d'Alene, Idaho and Spokane, Washington in Kootenai County of Northern Idaho. The site lies at an elevation of about 4400'. Access is gained from Post Falls, Idaho across the Spokane River and on about 7 miles over a semi-improved road. There are higher better sites on Mica Peak about 3½ miles to the southwest. This site does provide coverage for Coeur d'Alene, Spokane, and the Rathdrum prairie area. Adjoining lands are used for commercial timber production and grazing.



Data No.(Sale): Id. - CS - 5

Seller: Donald P. Clark et. al.

Buyer: University of Idaho

Date: 6/18/68

Location: T. 39 N., R. 5 W., B.M., Idaho
Section 33, NW¼ (portion)

Size: 3.673 acres

Sales Price: $4000

Site Description:

This site is located on Paradise Ridge about 4 miles southeast of Moscow, in Latah County, Idaho. It lies at an elevation of about 3600'. The ridge rises another approximately 100' to the south of the site. The site provides good coverage of this area of western central Idaho and eastern central Washington area around Pullman. A county road passes approximately 1 mile northeast of the site. A poor road provides seasonal road access to the site. Winter access is by snow mobile. The site is now used for radio-tv transmitter, microwave receiver, and a 2-way mobile base station. The lands around the site are used for farming and commercial timber production.

Date No.(Sale): Id. - CS - 6

Seller: George A. Swartz et. ux.

Buyer: American Tel & Tel Co.

Date: 4/16/64

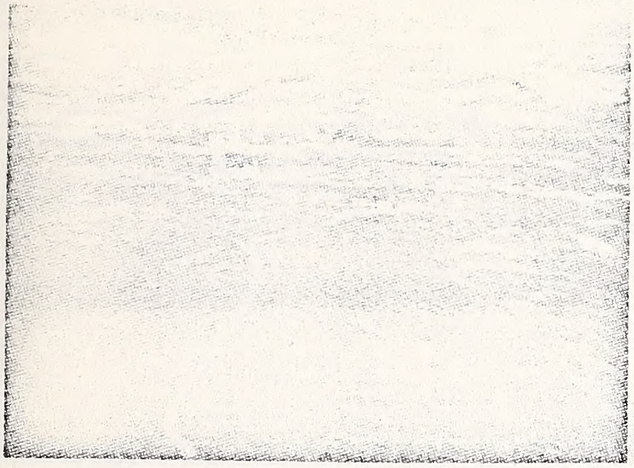
Location: T. 2 N., R. 2 W., B.M., Idaho
Section 22, NE¼SE¼ (portion)

Size: 1.86 acres plus access easement

Sales Price: $2000

Site Description:

This site is located about 6 miles south of Nampa in Canyon County of southwestern Idaho. It lies on a low hill top at an elevation of about 2725'. There are several other low hills in the immediate area which are slightly higher. The nearly level land to the north lies at elevations of 2600' or less. A county road and powerline are located on the east side of the site. The surrounding lands are used for grazing and irrigated agriculture. There is considerable interest in use of similar lands in this area for rural homesites. The site provides fair coverage in most directions.



Data No. (Sale): Id. - CS - 7

Seller: E. C. Johnston et. ux.

Buyer: Oregon Shortline R.R.

Date: 5/7/65

Location: T. 2 N., R. 4 E., B.M., Idaho
Section 19, SW¼ (portion)

Size: 0.33 acres - 120' x 120'
plus access easement

Sales Price: $1500

Site Description:

Located 12 miles southwest of Boise in Ada County of Southwestern Idaho. It lies on the lower slopes of the foothills of the Danskin Mountains about 3 miles south of Lucky Peak Reservoir at an elevation of 3925'. It provides fair coverage to the west toward Boise and the Boise River Valley; to the south toward the Snake River; and southeasterly toward Mountain Home. Blacks Creek Road, an all-weather road, passes about 3/4 mile south and east of the site. American Tel & Tel constructed a powerline and road to their site several years before. This site required about 800' of access road. Surrounding lands are used primarily for dry grazing.

Data No. (Sale): Id. - CS - 8

Seller: L & J Development Co.

Buyer: Oregon Shortline R.R.

Date: 2/18/65

Location: T. 6 S., R. 12 E., B.M., Idaho
Section 1, SE¼NW¼ (portion)

Size: 0.39 acres plus access
easement

Sales Price: $1500

Site Description:

Located about 1½ miles west of Bliss in Gooding County in south central Idaho. It is situated on a low rise adjacent to Highway 30 on the bench north of the Snake River. It provides fair coverage to the west and southeast along the river and fair coverage to the northwest and south. The paved highway and powerlines are near the site. A gravel pit is adjacent to the site. The surrounding lands are used for grazing. The site is adjacent to a site occupied by FAA under a lease established in 1962.

Data No. (Sale): Id. - CS - 9

Seller: Bowen & Thomason

Buyer: Mtn. States Tel Co.

Date: 5/24/63

Location: T. 6 N., R. 40 E., B.M., Idaho
Section 31, NE¼SE¼ (portion)

Size: 0.22 acres - 100' x 100'

Sales Price: $1500

Site Description:

This site is located 1½ miles south of Rexburg in Madison County in southeastern Idaho. It is situated on the western slope of an area known as the Rexburg bench. It lies at an elevation of 5165', about 100' higher than the City of Rexburg. Provides fair coverage in southwest, west, north and northeasterly directions over much of the upper Snake River Valley. County road and powerline bordered the tract. Surrounding lands are used for agricultural purposes. Would have minor broadcast potential for nearby communities.

Data No. (Sale): Id. - CS - 10

Seller: E. C. Johnston et. ux.

Buyer: American Tel & Tel Co.

Date: 10/8/58

Location: T. 2 N., R. 4 E., B.M., Idaho
Section 19, SW¼ (portion)

Size: 1 acre plus access easement

Sales Price: $1250

Site Description:

Located 12 miles southeast of Boise in Ada County of Southwestern Idaho. It is situated on the lower slopes of the foothills of the Danskin Mountains about 3 miles south of Lucky Peak Reservoir at an elevation of about 3925'. It provides good coverage to the west toward Boise and the Boise River Valley, to the south toward the Snake River Valley and southeasterly toward Mountain Home. Blacks Creek Road, an all weather road, passes about 3/4 mile to the south and east. The purchaser constructed an access road and powerline. Surrounding lands are used primarily for dry grazing.

Data No.(Sale): Id. - CS - 11

Seller: Arthur W. Campbell

Buyer: General Telephone Co.

Date: 4/3/69

Location: T. 31 N., R. 45 E., Willamette Meridian, Washington Section 9, SW¼

Size: 0.92 acres

Sales Price: $1000

Site Description:

This site is located on Saddle Mountain about 4 miles west of Newport, Washington in Pend Oreille County. It is at an elevation of 3400' and is 1300' above Newport. The site will be used as a microwave station for communications in and out of Newport. Poor seasonal road access to the general area of the site. Winter snow mobile access. Purchaser will have to build about 1 mile of powerline to get power to the site. There is a Forest Service lookout on the mountain.

Data No.(Sale): Id. - CS - 12

Seller: Lynn F. Cooper

Buyer: Golden Valley F.M. Inc.

Date: 10/9/64

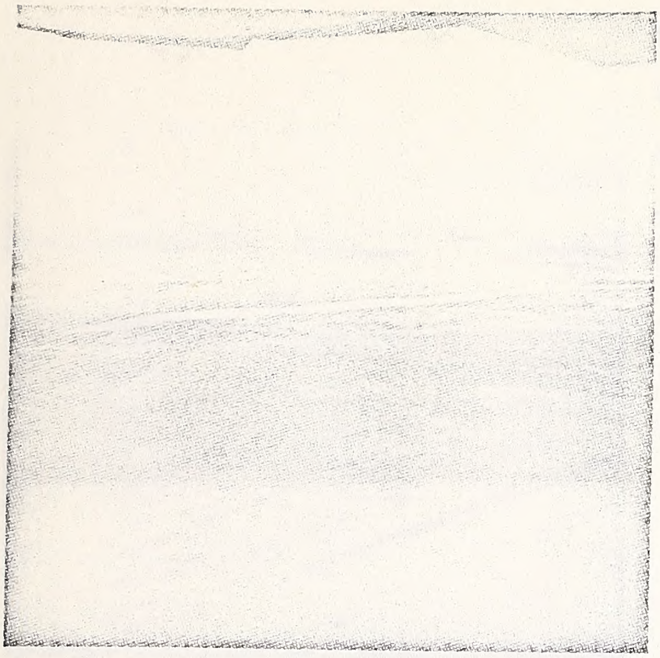
Location: T. 3 N., R. 39 E., B.M., Idaho Section 32, SE¼SE¼ (position)

Size: 0.918 acres - 200' x 200'

Sales Price: $1000

Site Description:

This site is located on top of Iona Butte about 3 miles northeast of Idaho Falls in Bonneville County in southeastern Idaho. The top of the butte lies at an elevation of approximately 5560'. It provides good line-of-sight coverage to the north, south, and west over the upper Snake River Valley. The valley floor varies in elevation from about 4600' to roughly 5200'. The site had good all-weather road access and powerline nearby. Several other communication sites already on the hill. Adjoining lands used for dry farming, dry grazing and rural homesites. The site area has good potential for rural homesites.



Data No.(Sale): Id. - CS - 13

Seller: Lynn F. Cooper

Buyer: Mtn. States Tel Co.

Date: 1/31/61

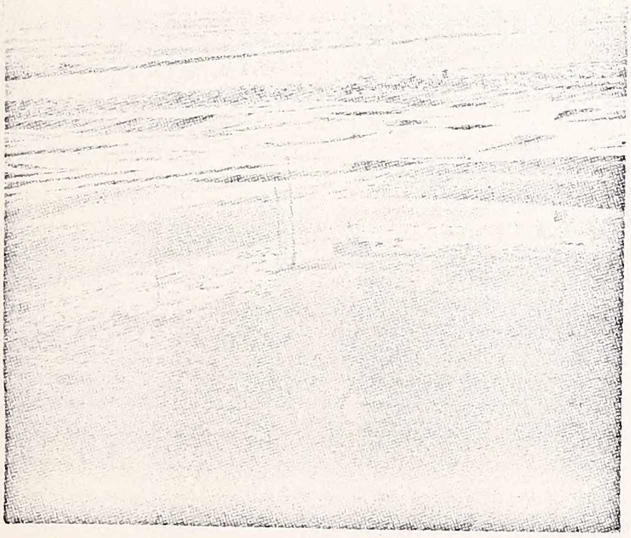
Location: T. 3 N., R. 39 E., B.M., Idaho
Section 32, SE¼SE¼ (portion)

Size: 0.918 acres - 200' x 200'

Sales Price: $1000

Site Description:

This site is located on the top of Iona Butte about 3 miles northeast of Idaho Falls in Bonneville County in southeastern Idaho. The top of the butte lies at an elevation of about 5560'. It provides good line-of-sight coverage to the north, south, and west over the upper Snake River Valley. The valley floor varies in elevation from about 4600' to about 5200'. It had semi-improved road access. The purchaser had to construct approximately 1¼ miles of powerline to get power to the site. Adjoining lands used for dry farming and dry grazing. Area had potential for rural homesite development.



Data No.(Sale): Id - CS - 14

Seller: John Kulm

Buyer: Mt. States Tel. Co.

Date: 3/13/62

Location: T. 8 S., R. 31 E., B.M., Idaho
Section 3, SE¼NE¼ (portion)

Size: 1 acre - 208.7' x 208.7'

Sales Price: $200

Site Description:

This site is located about 3 miles southeast of American Falls in Power County of southeastern Idaho. It is on Paps Mountain, a local hill rising to an elevation of 5130', or about 500' about the countryside to the west, north and east. It is on the northerly end of the Deep Creek Range, which rises to roughly 8700' some 15 miles to the south. The site is adjacent to a site purchased earlier by Idaho Power Co. A semi-improved road and powerline were developed by Idaho Power. Site would have potential for local community radio-tv broadcast.

Data No. (Sale): Id. - CS - 15

Seller: Elief Rue

Buyer: Mtn. States Tel. Co.

Date: 2/28/62

Location: T. 10 S., R. 22 E., B.M., Idaho
Section 31, S½NE¼ (portion)

Size: 2.6 acres

Sales Price: $1165

Site Description:

Located about 6 miles southwest of Burely, in Cassia County of south-central Idaho. Situated on the northerly slope of Burley Butte at an elevation of roughly 4365'. It overlooks portions of the Snake River Valley to the north, west and east. The butte top, south of the site, rises to about 4640'. The site is adjacent to Highway 30 some 6 - 7 miles drive from Burley. Adjacent lands are a mixed of farming and grazing lands. AT&T purchased a site adjacent to this site in 1958. AT&T developed access and power to their site. Limited potential for broadcast potential because of minimum elevation advantage and limited population within area of coverage.

Data No. (Sale): Id. - CS - 16

Seller: Jacob Stickel

Buyer: Americal Tel & Tel Co.

Date: 6/4/58

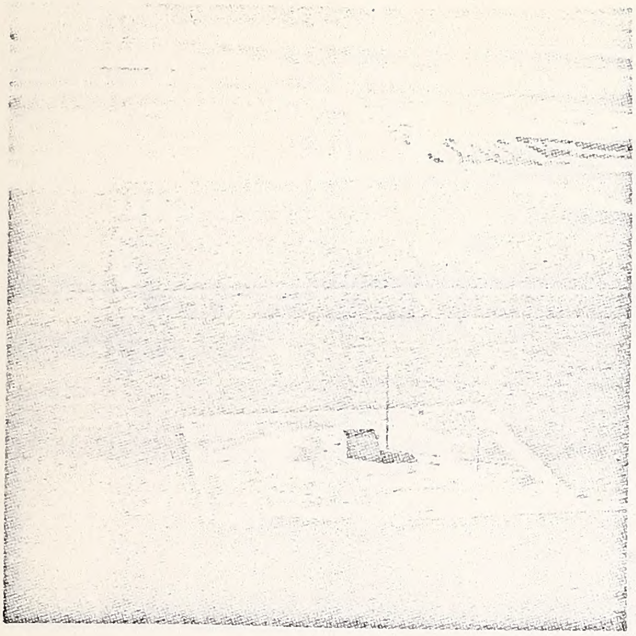
Location: T. 7 S., R. 30 E., B.M., Idaho
Section 30, W½NW¼ (portion)

Size: 1 acre plus access road

Sales Price: $500

Site Description:

Located 6 miles west of American Falls in Power County in southeastern Idaho. It is at an elevation of about 4475', lower than the lands to the north but overlooking lands to the south and west and southeast. It is located in gently sloping farmlands. County road access about .2 mile to the north. Purchaser had to construct .2 mile road and about .2 mile of powerline. Site has no particular elevation advantage for local broadcasting.



Data No. (Sale): Id. - CS - 17

Seller: Wilford Wrigley

Buyer: Mtn. States Tel. Co.

Date: 2/7/61

Location: T. 12 S., R. 23 E., B.M., Idaho
Section 2, NE¼ (portion)

Size: 0.918 acres - 200' x 200'

Sales Price: $300

Site Description:

Site is located about 9 miles southeast of Burley in Cassia County of south-central Idaho. It is situated on Antelope Hill at an elevation of about 4540'. Antelope Hill is a low hill which rises gradually some 300' above the Goose Creek Valley. It lies in the foothill area of the Albion Mountain Range. The site has coverage in southwest, west and north directions. Access is by dirt roads off a county road about 1 - 1½ miles away. Adjacent lands are unimproved dry grazing lands. Powerline constructed to site. Limited potential for broadcast potential because limited population within area coverage.

Data No. (Sale): Id. - CS - 18

Seller: Elief Rue

Buyer: American Tel & Tel Co.

Date: 6/30/58

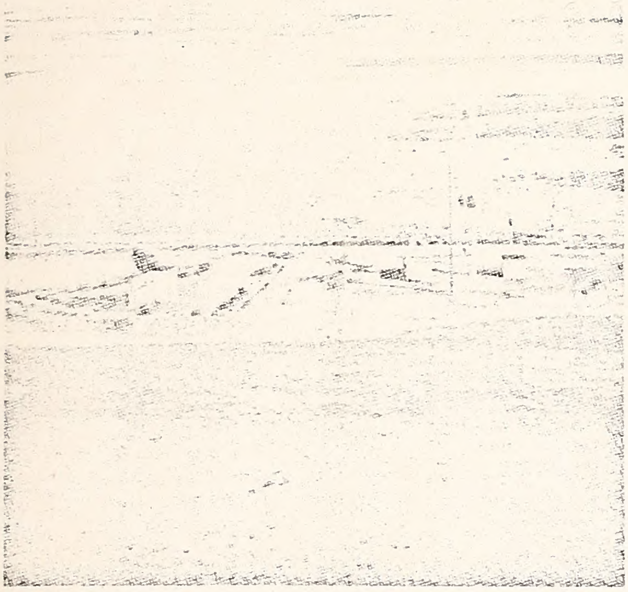
Location: T. 10 S., R. 22 E., B.M., Idaho
Section 31, SW¼NE¼ (portion)

Size: 1 acre

Sales Price: $300

Site Description:

The site is located about 6 miles southwest of Burley, in Cassia County in south-central Idaho. It lies on the northerly slope of Burley Butte at an elevation of 4365'. It overlooks portions of the Snake River Valley to the north, west and east. It is adjacent to Highway 30 some 6 miles driving distance from Burley. The butte rises to about 4640' some 1½ miles south of the site. Power was available about 1/2 mile away. Adjacent lands mixed agricultural and grazing lands.



Data No. (Sale): Id. - CS - 19

Seller: Fay J. Frahm

Buyer: Mtn. States Tel. Co.

Date: February 1962

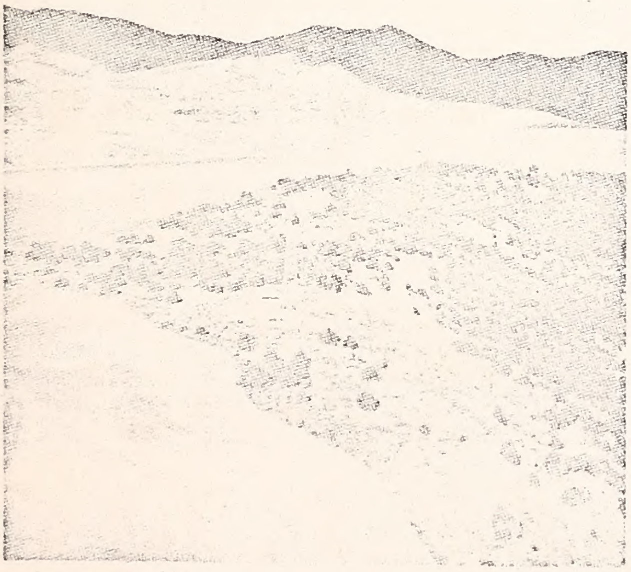
Location: T. 11 S., R. 19 E., B.M., Idaho
Section 4, NE¼SE¼ (portion)

Size: 1 acre - 208.7' x 208.7'

Sales Price: $200

Site Description:

Located 3 miles west of Murtaugh in Twin Falls County in southern-central Idaho. It lies about 2 miles off of highway, with a dirt road leading to the site. It is on a local hill called Hansen Butte at an elevation of 4470' which is about 250' higher than the surrounding country. It provides limited coverage of the Magic Valley to the north, east and west. Surrounding lands are used primarily for dry grazing. Adjoins a site purchased by Idaho Power Company in 1953. Idaho Power constructed powerline and access to the site.



Data No. (Sale): Id. - CS - 20

Seller: Phillip Marley

Buyer: Mtn. States Tel. Co.

Date: 5/17/61

Location: T. 9 S., R. 37 E., B.M., Idaho
Section 19, NE¼NE¼ (portion)

Size: 0.918 acres - 200' x 200'

Sales Price: : $200

Site Description:

This site is located about 2 miles southeast of McKammon in Bannock County of southeastern Idaho. It is situated on a low foothill overlooking the junction of Highways 191 and 30 North. It lies at an elevation of about 5200' or some 200' above the Portneuf Valley floor. The highways and powerlines are nearby. Adjoining lands are mixed grazing and farming lands.

SITE CLASSIFICATION

SITE CLASSIFICATION

Consideration of the sites that are currently used for communication purposes indicates that the sites can be divided into two main categories: (1) multiple type use sites - those sites which because of intrinsic conditions are of value to more than one type of communication site user; and (2) single type use sites - those sites which do not have special attributes that would make them of value to more than one type of communication site users. Selection of single type use sites is based on extrinisic conditions. Examples of multiple type use sites are a mountain peak overlooking several towns or cities or a ridgetop above one city. These locations would serve as sites for commercial radio-TV broadcasters, 2-way radio stations, microwave receiver-transmitter units, etc. The elevation advantages inherent to the sites make them valuable to most all types of users. Examples of the single type use sites are a commercial broadcast antennae unit in level, irrigated farmland on the edge of town or a microwave station in a large sagebrush-grass flat many miles from any community. These sites have no attributes that make them of value to all types of users. They were selected because of proximity to the broadcast studio or because the site provided the proper directional alignment for other microwave units in the cross-country system.

Study of the location, distribution and physical attributes of a large proportion of the existing communication sites in the state leads this writer to conclude that communication sites can be best classified on the basis of their coverage ability. The use of electronic communication expands with the increase in numbers of people and the subsequent increase in types and number of industries and businesses. Coverage ability of the multiple type use site is related to population and land area. The relative importance of population compared to land area would vary with the different types of communication site users. For example, a commercial broadcaster would be primarily concerned with the number of people who could receive the signal transmitted from a site. On the other hand, a law enforcement or land management agency or a trucking or farm service company would be interested in maintaining contact with field personnel over a broad land area. Coverage ability of the single type use would be related to direction and distance.

On this basis the multiple type use sites are broken into two classifications: (1) broad coverage sites, and (2) moderate coverage sites. The single type use sites are classified as Limited Coverage sites. The classifications can be defined as follows:

Broad Coverage - Sites that have a pronounced height or elevation advantage over a broad land area containing substantial populations. They usually provide regional type coverage for several cities or population centers. Ideally, they provide coverage in all directions and usually provide coverage in at least 3 directional quadrants of the compass. These sites would be of value to most all types of communication site users.

Moderate coverage - Sites that have varying degrees of elevation advantage over a limited land area containing a limited concentration of population. They provide localized coverage for one city or several small communities. They usually provide coverage in not more than 2 directional quadrants of the compass. They would be of value to most types of communication site users.

Limited Coverage - These are sites that have little or no elevation advantage and without use of a high tower or structure would not provide coverage of any sizeable area or population. They may be situated in populated areas but are commonly in remote locations. They would not be of value to the general type of communication site users. They essentially provide coverage on a directional or point-to-point basis.

Broad Coverage - Sites that have a pronounced height or elevation advantage over a broad land area containing substantial populations. They usually provide regional type coverage for general use or population centers. Usually, they provide coverage in all directions and usually provide coverage in at least 3 directional quadrants of the compass. These sites would be of value to most all types of communication site users.

Moderate Coverage - Sites that have varying degrees of elevation advantage over a limited land area containing a limited concentration of populations. They provide localized coverage for use in more general small communities. They usually provide coverage in more than 2 directional quadrants of the compass. They would be of value to most types of communication site users.

Limited Coverage - These are sites that have little or no elevation advantage and without use of a high tower or structure would not provide wide coverage of any sizeable area or population. They may be close to populated areas but are normally in remote locations. They would not be of value to the general type of communication site user. They essentially provide coverage in a directional or point-to-point fashion.

FACTORS
AFFECTING VALUE

FACTORS AFFECTING VALUE

Any real estate, or any item for that matter, has value only if it has utility, if there is a desire or demand for that utility, and then only if there is the necessary purchasing power available to obtain the item or the real estate. The value of a communication site stems from the right to use the site for operation of a communication facility. This then is the utility that is desired by the market (the users) who have the purchasing power.

The underlying factors that affect the value in terms of money are supply and demand. If there is an ample supply of an item with little demand for that item, it has little value and commands a low price in the market. Scarcity of an item coupled with a high demand raises the value and increases the price.

The relative values or differences in value between the different classifications of communication sites are a direct effect of supply and demand. There is a limited supply of high peaks that provide wide area coverage while there are a relative large number of potential users competing for these sites. There is a larger supply of peaks or ridges that provide coverage for the more localized areas and a lesser number of potential users for these sites. There is almost an unlimited supply of sites or locations that would provide the utility needed by the very few potential users of the point-to-point coverage type sites.

The most important factor affecting the value is considered to be the coverage ability. Location is a minor item and is to some extent considered as part of the coverage ability. So as a separate factor, it should receive little weight in the comparisons. Road access and availability of power are also factors which could affect the value of any particular site. It soon becomes obvious however, from observing many of the existing sites, that generally those sites which provide the broadest coverage are on the highest peaks usually situated a considerable distance from the population centers, generally located some distance from existing power distribution lines, and would because of terrain be the most difficult to which to provide road access. Also because of the elevation, they are usually in the snow belt and require snowmobile access in the winter months. These sites seem to command the highest rentals or purchase prices. There are other indications which tend to show that access and power are of lesser importance. As examples, mountain tops having several adjoining or nearby sites, on which investigations show that the later site users have paid purchase prices or rentals which are the same or lower than that paid by the first site user who had to provide access and power.

The size of the site seems to have little weight in determining sale prices or rentals, particularly on the multiple type use sites. The sizes of sites encountered range from as small as .06 acre to about 6 acres. There are examples of adjacent sites of significantly different sizes either renting for the same amount or the larger site receiving a lower rental. (See Id-CS-108 and 109 and Id-CS-102, 103, and 104).

All leads this writer to the conclusion that coverage ability should be the primary factor and factors of location, access and power are secondary factors to be used in comparing sites. In a later section of this report some conclusions will be drawn concerning ranges of value for the different classifications of sites based on the comparable data strictly on the coverage ability of the sites under consideration. The factors of location, access, size, environmental stipulations, and power can then be used to further refine value estimates within these ranges of value. There seems to be no basis for quantitative adjustments for these factors. They would serve only as qualitative comparisons.

Another factor which warrants some thought although there was nothing to be found in the market analysis to give an indication as to its effect on sale prices or rentals is the inclusion of certain environmental protection stipulations which are now being included in BLM grants. These stipulations relate mainly to the visual aspect of improvements placed on the sites. None of the private transactions which were examined contained any such stipulations, however, none of the site users who were interviewed felt that these stipulations represented more than a nuisance element.

RELATIONSHIP BETWEEN
SALES AND LEASES

RELATIONSHIP BETWEEN SALES AND LEASES

Normally, for most types of real estate there is an estimatable or measurable relationship between the income a property can produce or the rental it would command and the price at which it should sell in the market. The nature of this relationship varies with the type of property but always considers a rate of return on the investment in the property. Depending on the type of property, this relationship is identified by different terms which include interest rate, capitalization rate, fair use rate, fair return rate, gross rent multiplier, etc. This relationship, regardless of whether it considers net income or rent, or gross income or rent, is usually expressed as a percentage of the value or selling price of the property.

There are several methods by which this percentage or rate can be estimated. The most reliable method is based on the actions in the market. Ideally, the best indicators of this rate would be several similar properties which were purchased and then leased to others without any appreciable time lag between the purchase and lease transactions. Of slightly less reliability would be concurrent sales and leases of comparable or near-identical properties.

If, in the case of communication sites, there were a reasonably consistent relationship between sale prices and rentals, one could then use both sales and lease information to arrive at either an estimate of the fair market value for sale or the fair market rental for the same site.

This investigation did not reveal any known instances where a site was purchased by one party and then leased to another party. There are three known locations at which sites were purchased adjacent to sites under current leases. These instances are as follows:

1. Teakan Butte - A 1969 sale of a site @ $9,500 and 3 leases: (a) Id-CS-102, 1966 at $578/year, (b) Id-CS-103, 1968 at $500/year, and (c) Id-CS-104, 1968 at $450/year. The rates indicated by these transactions are .061, .053, and .047 respectively.

2. Mica Peak - A 1971 sale at $5,000 Id-CS-3 and a 1966 lease, Id-CS-101, at $1,000/year. These transactions indicate a rate of 0.20.

3. Bliss Area - A 1965 sale, Id-CS-8 at $1,500 and a 1962 lease, Id-CS-107, at $125/year, indicating a rate of .083.

The rates indicated by these transactions vary from .047 to .20. If one were to apply these rates to a site valued at say $1,000 to get an estimated rental, the following indications would result:

$1,000 X .047 = $47/year
$1,000 X .20 = $200/year

Or, if one were to apply the rates to a site for which the rental was estimated to be $100/year to get an estimate of the value for sale, simply the following would result:

$100 ÷ .047 = $2,127

$100 ÷ .20 = $500

It should be apparent that the estimated value or rental could vary greatly, depending on the rate selected for use. All this indicates to this writer that there is no consistent relationship between sale prices and rentals being paid for communication sites. Therefore, it is concluded that comparable leases should be used as the indicators of value for communication site rights being conveyed under right-of-way grants and comparable sales should be used to indicate value for sale.

CONCLUSIONS

CONCLUSIONS

Lengths of Grants:

The lease information obtained shows lease periods ranging from year-to-year permits to 20-year leases and indefinite permits. The majority of the leases involving non-governmental parties are 10-year leases. Because of the Federal Communication Commission's periodic license renewal requirements, the technicalogical advancements being made in electronic communications equipment and the increasing emphasis on environmental factors, it is felt that the Bureau of Land Management's past practice on granting rights-of-way for the maximum 50-year period allowed by regulation should be abandoned. It seems more logical to adopt a shorter term which would more nearly coincide with equipment licensing periods and which would allow the Bureau to then periodically review the environmental requirements.

Rental Based on Beginning of Year:

It has been the practice in BLM for the last several years to require payments at the beginning of the year, but to discount the annual payment on the theory that the rental was not really earned until the end of the year. Investigation of the leases, rentals, and permits covering comparable sites in the market shows rentals being due and payable at the beginning of the year.

Value Ranges - Rights Granted Under Primary Grants:

Tables II and III, Lease Data Summaries, contain information regarding 43 lease or permit transactions involving communication sites. Many of the individual transactions listed involve the U. S. Forest Service as "lessor". These items are included more for informational purposes to show what users are actually paying in the market rather than for direct use as indicators of the value of the rights being transferred. The national forests report that currently their rental charges do not consider the attributes of the site for communication purposes but are

based on an administrative fee schedule.

Broad coverage sites:

The best indications of value for these sites are provided by the leases listed in Table II and identified as Id-CS-101, 102, 103, and 104. The annual rentals being paid under these leases range from a low of $450 to a high of $1,000. Lease Id-CS-101 at $1,000 represents, at present, an extreme upper limit value indication for the BLM broad coverage BLM sites in Idaho because this site provides coverage for the relatively large population concentration around Spokane. None of the BLM sites have coverage of that large a population concentration. The only other lease information regarding comparable sites with broad coverage is listed in Table III as Id-CS-152 and 153. These are Forest Service sites with annual rentals of $570 and $400. The indicated value range for BLM broad coverage sites is $400 to $750 per year rental.

Moderate Coverage Sites:

The best indications of value for these sites are provided by leases Id-CS-105, 106, 107, 108, 109, and 110, in which the annual rentals range from a low of $100 to a high of $250. The indicated value range for the BLM moderate coverage sites is considered to be $100 to $400 per year rental.

Limited Coverage Sites:

Study of the limited coverage sites listed in Tables II and III shows that there are few such leases which do not involve a governmental agency, either as the lessor or the lessee. Study also shows an extreme wide range in the annual rentals. The annual rentals range from a high of $523 to a low of $40. Excluding those transactions involving the national forests, the annual rentals vary from $480 to a low of $40.

The lease information, excluding Forest Service sites, indicates that limited coverage sites on lands with a normal higher or better use than dry grazing take on values generated by the surrounding or competing uses. As examples, leases Id-CS-112,114, and 153a

involve limited coverage sites in agricultural lands in which there appears to be a transition in use from agricultural use to rural homesite use or subdivision for residential use. In these cases, it appears that the amount of acreage in the site has entered into the rental considerations for this class of site.

None of the BLM sites in existence at present seem to fall into this category. However, if this situation did arise, there seems to be no alternative, in the absence of sufficient comparable lease information, other than relating the rental to the value of the land involved for the competing use. There would, no doubt, be lease information available for agricultural uses but there would probably be little or no information available on leases for homesite or subdivisional purposes. The rental would then, no doubt, have to be related to the probable sale price.

The rentals being paid for limited coverage sites on dry grazing lands are, no doubt, influenced to some extent by the relatively low values generated by the competing use of dry grazing. However, in most of the leases involving this class of site, the annual rentals exceed the probable selling price of the land if it were to be sold outright for grazing use. Therefore, it appears that the rentals are being based on some type of a minimum amount. In other words, even though the land may only be worth, say $25, the land owner wants to receive at least $50 to $100 per year to "put up with" having the facility on his land. The Forest Service applies a $100 per year minimum charge for the "primary rights" in these situations.

Value-Rights Granted Under Subsequent Rights-of-way:

In this investigation, there were no situations found in which the private sector, acting as landlords, was involved in renting or leasing any rights comparable to those being granted by BLM under the subsequent rights-of-way. The Forest Service reported numerous examples of comparable situations. A minimum rental of $50 per year is charged by the Forest Service in these instances.

In practice, the payment to be made for use of a "primary right-of-way" is based on the full value of the site. If an additional payment for use of the site were required of subsequent users, more than 100% of the value of the site would be collected. It is concluded that we should continue the practice of charging the minimum $25/5-year period administrative fee. This is a paperwork fee, not a payment based on value.

RECOMMENDATIONS

RECOMMENDATIONS

Based on the foregoing analysis and conclusions, I recommend that:

1. Rights-of-way for communication site purposes be granted for 10 years.

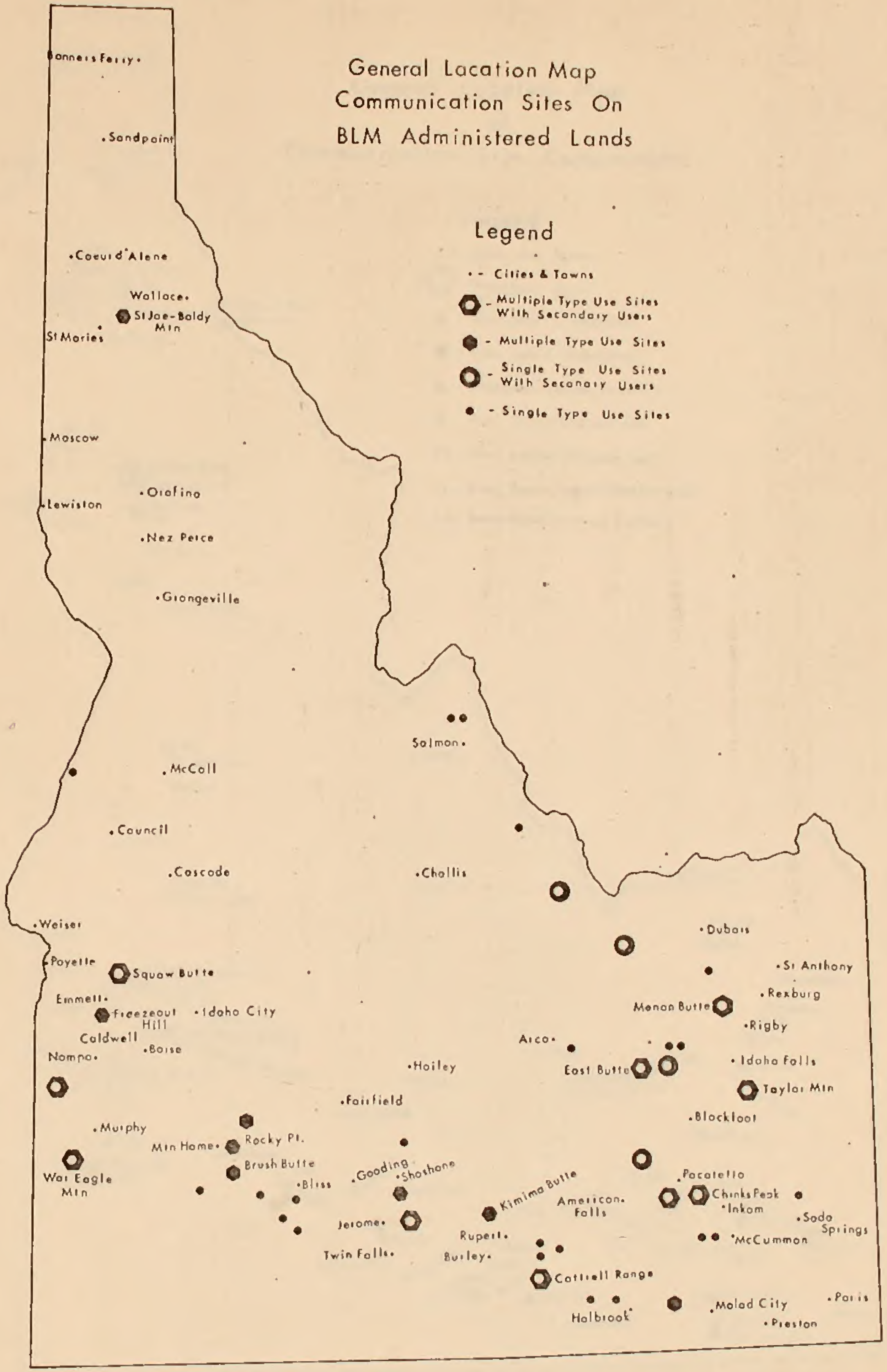
2. Except in special situations, we require lump sum 5-year payments.

3. We establish a minimum annual payment of $50 or $100 for any "primary right-of-way" grant for communication site purposes. Credit should be given for advance multiple year or lump sum payments.

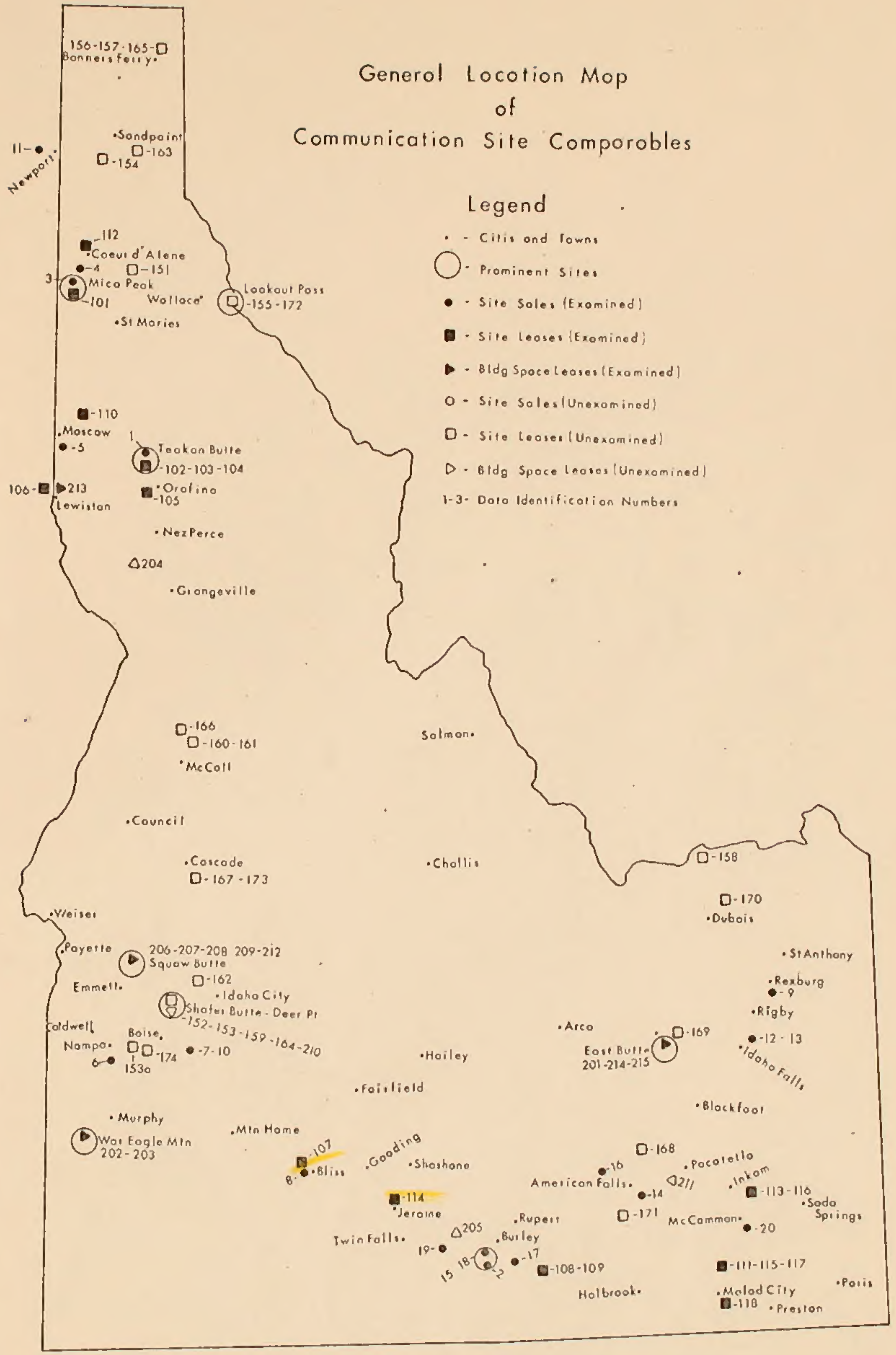
4. We continue to charge a $25/5-year minimum payment for subsequent rights-of-way.

Clifton E. Brownell
Chief State Appraiser

EXHIBITS


General Location Map
Communication Sites On
BLM Administered Lands
Legend
- Cities & Towns
- Multiple Type Use Sites With Secondary Users
- Multiple Type Use Sites
- Single Type Use Sites With Seconary Users
- Single Type Use Sites
Bonners Ferry
Sandpoint
Coeur d'Alene
Wallace
St Joe-Baldy Mtn
St Maries
Moscow
Lewiston
Orofino
Nez Perce
Grangeville
Salmon
McCall
Council
Cascade
Challis
Weiser
Payette
Squaw Butte
Emmett
Freezeout Hill
Idaho City
Caldwell
Boise
Nampa
Hailey
Fairfield
Murphy
Mtn Home
Rocky Pt.
Brush Butte
War Eagle Mtn
Bliss
Gooding
Shoshone
Jerome
Twin Falls
Kimima Butte
Rupert
Burley
American Falls
Dubois
St Anthony
Rexburg
Menan Butte
Rigby
Arco
East Butte
Idaho Falls
Taylor Mtn
Blackfoot
Pocatello
Chinks Peak
Inkom
Soda Springs
McCummon
Cottrell Range
Holbrook
Malad City
Paris
Preston

[illegible] Location Map
Communication Sites On
BLM Administered Lands
Legend


General Location Map of Communication Site Comparables

General Location Map
of
[illegible] Campgrounds

SOURCES OF
INFORMATION

SOURCES OF INFORMATION

Bureau of Land Management
Idaho State Office Records

Jose G. Garcia
Bureau of Indian Affairs
Portland, Oregon

Robert E. Newcomer
Payette National Forest

John C. Combs
Targhee National Forest

Paul F. Barker
Kaniksu National Forest

James R. Moorhead
Challis National Forest

Pete H. Santee
Salmon National Forest

Owen L. King
Bureau of Indian Affairs
Fort Hall, Idaho

John P. Smith
Bonneville Power Administration

Ray L. Hilding
Coeur d' Alene National Forest

Lee Dean
Diamond International Corp.
Coeur d' Alene, Idaho

I. A. Elliot
Western Microwave, Inc.
Bozeman, Montana

M. V. Tyler
Federal Aviation Administration
Los Angeles, California

Max K. Tysor
Corps of Engineers
Walla Walla, Washington

G. L. Jorgenson
General Telephone Co.
Everett, Washington

James A. Johntz Jr.
KBOI Radio-TV
Boise, Idaho

H. W. Toedtemeier
KTVB, Inc.
Boise, Idaho

Robert Pieper
Mountain States Tel. Co.
Boise, Idaho

Dan Libeg
KSNN Radio
Pocatello, Idaho

Lynn F. Cooper
Idaho Falls, Idaho

Don Ellis
KRXK Radio
Rexburg, Idaho

W. J. Mitchell
Idaho Dept. of Lands
Boise, Idaho

D. A. Shultz
Caribou National Forest

W. H. Sutton
American Tel. & Tel. Co.
San Francisco, California

Edward C. Maw
Boise National Forest

N. H. Patton
Patton & Linton, Inc.
Pocatello, Idaho

Derrold Dickson
Proj. Mutual Tel. Corp. Assoc. Inc.
Rupert, Idaho

George A. Swartz
Nampa, Idaho

G. B. Anderson
KLIX Corp.
Twin Falls, Idaho

Virginia Brown
North Fork TV Assoc.
Salmon, Idaho

Roland G. Tayler
El Paso Natural Gas Co.
El Paso, Texas

Gene Peet
St. Maries, Idaho

Robert B. Porter
Utah Power & Light Co.
Salt Lake City, Idaho

William K. Henry
Corps of Engineers
Walla Walla, Washington

Richard Hall
General Telephone Co.
Everett, Washington

Ronald Graves
J. R. Simplot Co.
Boise, Idaho

L. V. Hamlin
KOZE Radio
Lewiston, Idaho

Kenneth G. Berquist
Valley Cable T.V. Corp.
Mtn. Home, Idaho

Henry H. Fletcher
KSEI Radio

Kent Frandsen
KSKI
Sun Valley, Idaho

H. D. Bachman
KXLF Radio
Butte, Montana

C. E. Summaerhays
Union Pacific Railroad
Salt Lake City, Utah

Tom Neil
KRPL Radio
Moscow Radio

KGEM Radio
Boise, Idaho

Walt Ross
KEEP Radio
Twin Falls, Idaho

LeRoy Clausen
Full Circle, Inc.
Twin Falls, Idaho

Gene W. Stoker
Idaho Communications Inc.
Boise, Idaho

L & J. Development Co.
Twin Falls, Idaho

Daisy Stage
Southwick, Idaho

Cecil Bondurant
University of Idaho
Moscow, Idaho

Tel. Car, Inc.
Meridian, Idaho

Gerry Wight
Motorola Comm. & Electronics
San Mateo, California

Allen D. Lee
KART Broadcastin Co. Inc.
Jerome, Idaho

Charles Mathes
Bureau of Indian Affairs
Lapwai, Idaho

Wesley Hamilton
Switzer Communications
Spokane, Washington

Ruth Bennett
KLEW TV
Yakima, Washington

Ray Woodbury
St. Joe National Forest

Ron Moen
North Idaho Broadcasting
Coeur d' Alene, Idaho

R. P. Smith
General Telephone Co.
Everett, Washington

L. E. Stine
Idaho Power Company
Boise, Idaho

Herbert Everitt
Idaho State University
Pocatello, Idaho

R. M. Shotwell
Shotwell's Inc.
Twin Falls, Idaho

Thomas Iseri
Iseri Produce Co.
Ontario, Oregon

F. S. Osborne
Ore-Ida Communications Corp.
Boise, Idaho

James C. Dorian
American Oil Company
Kansas City, Missouri

David Stone
American Fine Foods
Payette, Idaho

Willis B. Johnson
Teleanswer Radiophone
Boise, Idaho

Ruth B. McDougan
City of Pocatello

Zundell Radio
Pocatello, Idaho

J. G. Dahlgren
Potlatch Forest, Inc.
Lewiston, Idaho

Jim Bivens
Bivens Livestock Co.
Payette, Idaho

Dorothy Reinhart
C. Reinhart & Son, Inc.
Idaho Falls, Idaho

Clyde M. Charles
Hartwell Excavating
Idaho Falls, Idaho

World Book Encyclopedia

National Atlas of The U.S.
U.S. Geological Survey

Idaho Statistical Abstract
University of Idaho, 1966

Economic Structure of Idaho
R. D. Peterson
University of Idaho, 1968

1970 Census of Population
U. S. Department of Commerce
Bureau of the Census

Bureau of Land Management
Library
Denver Service Center

Bureau of Land Management
Library
Denver Service Center